



Rooms:
Property Type: Land
Land Size: 604 sqm
 Agent Comments

Indicative Selling Price
 \$570,000 - \$610,000
Median House Price
 March quarter 2017: \$590,000

Comparable Properties



10 Kipping Rise SOUTH MORANG 3752 (REI) Agent Comments



Price: \$591,000
Method: Auction Sale
Date: 26/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 624 sqm



4 Walsh Ct MILL PARK 3082 (REI) Agent Comments



Price: \$577,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 5
Property Type: House (Res)



9 Parkside Vw SOUTH MORANG 3752 (REI/VG) Agent Comments



Price: \$568,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 587 sqm



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Kakadu View, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000

&

\$610,000

Median sale price

Median price \$590,000

House

X

Suburb

South Morang

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 Kipping Rise SOUTH MORANG 3752	\$591,000	26/02/2017
4 Walsh Ct MILL PARK 3082	\$577,000	13/05/2017
9 Parkside Vw SOUTH MORANG 3752	\$568,000	25/02/2017