

STATEMENT OF INFORMATION

15 FERNCROFT DRIVE, SOUTH MORANG, VIC 3752

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 FERNCROFT DRIVE, SOUTH MORANG,  4  2  2

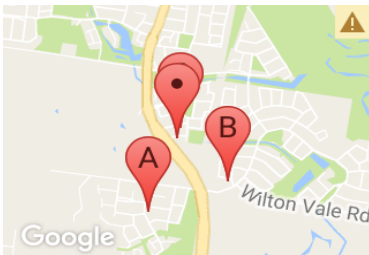
Indicative Selling Price

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

Single Price: **\$649,900**

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$557,000

01 January 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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



26 POPPY DR, SOUTH MORANG, VIC 3752  4  2  2

Sale Price

\$633,800

Sale Date: 28/07/2016

Distance from Property: 564m



3 GRAMPIANS DR, SOUTH MORANG, VIC 3752  3  2  2

Sale Price

\$650,000

Sale Date: 03/02/2017

Distance from Property: 454m



6 SARGOOD DR, SOUTH MORANG, VIC 3752  4  2  2

Sale Price

***\$660,000**

Sale Date: 22/04/2017

Distance from Property: 79m



This report has been compiled on 01/07/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 FERNCROFT DRIVE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Single Price:

\$649,900

Median sale price

Median price

\$557,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
26 POPPY DR, SOUTH MORANG, VIC 3752	\$633,800	28/07/2016
3 GRAMPIANS DR, SOUTH MORANG, VIC 3752	\$650,000	03/02/2017
6 SARGOOD DR, SOUTH MORANG, VIC 3752	*\$660,000	22/04/2017