

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

6 Ellabella Court South Morang VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$759,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

South Morang

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

8 Galette Place South Morang VIC 3752	\$775,000	23-Nov-19
36 Neddletail Crescent South Morang VIC 3752	\$755,000	11-Nov-19
10 Kinkora Crescent South Morang VIC 3752	\$745,000	20-Jul-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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8 Galette Place South Morang VIC 3752

4 2 2

Sold Price

^{RS} \$775,000

Sold Date

23-Nov-19

Distance

1.06km



36 Neddletail Crescent South Morang VIC 3752

4 3 2

Sold Price

^{RS} \$755,000

Sold Date

11-Nov-19

Distance

0.71km



10 Kinkora Crescent South Morang VIC 3752

4 2 2

Sold Price

\$745,000

Sold Date

20-Jul-19

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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