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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

7 Methven Avenue, South Morang Vic 3752

Indicative selling price

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

Range between \$580,000 & \$635,000

Median sale price

Median price \$630,500 House X Unit Suburb South Morang

Period - From 01/04/2017 to 30/06/2017 Source REIV

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 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
1	6 Lanata St SOUTH MORANG 3752	\$608,000	02/07/2017
2	26 Tuross Cr SOUTH MORANG 3752	\$601,000	18/03/2017
3	7 Danjera PI SOUTH MORANG 3752	\$596,000	25/03/2017

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 six months.~~



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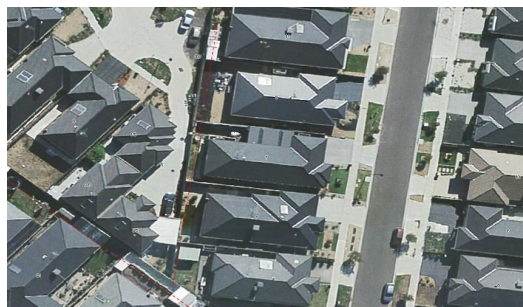
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Indicative Selling Price

\$580,000 - \$635,000

Median House Price

June quarter 2017: \$630,500



4 2 2

Rooms:

Property Type: Residential

Land Size: 421 sqm approx

Agent Comments

Comparable Properties



6 Lanata St SOUTH MORANG 3752 (REI)

4 2 2

Price: \$608,000

Method: Sold After Auction

Date: 02/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 448 sqm approx

Agent Comments

Slightly bigger block but with minimal landscaping and lower spec home.



26 Tuross Cr SOUTH MORANG 3752 (REI)

3 2 2

Price: \$601,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 7

Property Type: House (Res)

Land Size: 445 sqm approx

Agent Comments

Slightly bigger block but with 1 less bedroom and lower spec home



7 Danjera PI SOUTH MORANG 3752 (REI)

3 2 2

Price: \$596,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 4

Property Type: House (Res)

Land Size: 404 sqm approx

Agent Comments

Smaller block, 1 less bedroom but immaculately presented.