

**MILLERSHIP & CO.**



It's not about us,  
it's about you.

## **STATEMENT OF INFORMATION**

60 TUROSS CRESCENT, SOUTH MORANG, VIC 3752

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**60 TUROSS CRESCENT, SOUTH MORANG,**  4  2  2

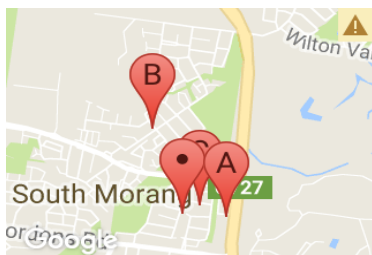
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$660,000 to \$726,000**

Provided by: Wayne Millership, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**SOUTH MORANG, VIC, 3752**

Suburb Median Sale Price (House)

**\$621,000**

01 July 2017 to 31 December 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.



**30 WINGSPAN AVE, SOUTH MORANG, VIC**

 4  2  2

Sale Price

**\$725,000**

Sale Date: 22/12/2017

Distance from Property: 293m



**18 BRACKEN WAY, SOUTH MORANG, VIC 3752**

 4  2  2

Sale Price

**\$692,000**

Sale Date: 18/11/2017

Distance from Property: 641m



**7 MASKED OWL RD, SOUTH MORANG, VIC**

 4  2  2

Sale Price

**\*\$778,000**

Sale Date: 24/03/2018

Distance from Property: 130m



This report has been compiled on 29/03/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

60 TUROSS CRESCENT, SOUTH MORANG, VIC 3752

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$660,000 to \$726,000

Median sale price

Median price

\$621,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 July 2017 to 31 December 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
30 WINGSPAN AVE, SOUTH MORANG, VIC 3752	\$725,000	22/12/2017
18 BRACKEN WAY, SOUTH MORANG, VIC 3752	\$692,000	18/11/2017
7 MASKED OWL RD, SOUTH MORANG, VIC 3752	*\$778,000	24/03/2018