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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

7 Neddletail Crescent South Morang VIC 3752

 4  2  2

Indicative Selling Price

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

Range between \$630,000 & \$660,000

Median Sale Price

\$637,499 Houses in South morang between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



13 Cartier Way South Morang VIC 3752	Sold Price	\$633,000	Sold Date	23-Sep-18
 4  2  2			Distance	0.38km



5 Madden Drive South Morang VIC 3752	Sold Price	^{RS} \$655,500	Sold Date	12-Apr-19
 4  2  2			Distance	0.79km



16 Cassowary Road South Morang VIC 3752	Sold Price	\$680,000	Sold Date	20-Oct-18
 4  2  2			Distance	0.84km

RS = Recent sale **UN** = Undisclosed Sale

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