

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**18 Coleridge Way,  
SOUTH MORANG 3752**

House

  
4 beds

  
2 baths

  
2 parking

### Indicative selling price

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

**Range from \$560,000 -  
\$616,000**

### Median sale price

Median **House** for **SOUTH MORANG** for period **Aug 2017 - Sep 2017**  
Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$550,000**

### 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 the most comparable to the property for sale.

**11 Coleridge Way,**  
South Morang 3752

**Price \$630,500** Sold 01 July 2017

**6 Lanata Street,**  
South Morang 3752

**Price \$608,000** Sold 02 July 2017

**4 Tivoli Place,**  
South Morang 3752

**Price \$626,000** Sold 20 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).

### Contact agents

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