

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

16 Hummingbird Place 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

or range
between

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,250

Property type

Unit

Suburb

South Morang

Period-from

01 Sep 2020

to

31 Aug 2021

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

24 Redbark Hill Circuit South Morang VIC 3752	\$660,000	09-Aug-21
4 Mallard Mews South Morang VIC 3752	\$675,000	14-May-21
3 Bushmans Way South Morang VIC 3752	\$675,000	10-Aug-21

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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24 Redbark Hill Circuit South Morang VIC 3752

 3  3  2

Sold Price

^{RS} \$660,000

Sold Date

09-Aug-21

Distance

0.49km



4 Mallard Mews South Morang VIC 3752

 4  2  2

Sold Price

\$675,000

Sold Date

14-May-21

Distance

1km



3 Bushmans Way South Morang VIC 3752

 3  1  2

Sold Price

^{RS} \$675,000

Sold Date

10-Aug-21

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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