

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 6 Crepe Myrtle Crescent, South Morang Vic 3752

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$486,000

House

Unit

X

Suburb

South Morang

Period - From 01/01/2018

to

31/03/2018

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	10 Poets Ct MERNDA 3754	\$530,000	28/04/2018
2	40 Tuross Cr SOUTH MORANG 3752	\$525,000	24/03/2018
3	4 Hopkins St MERNDA 3754	\$480,000	24/03/2018

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.



 3  2  2

Rooms:
Property Type: Unit
Land Size: 254 sqm approx
 Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median Unit Price
 March quarter 2018: \$486,000

Comparable Properties



10 Poets Ct MERNDA 3754 (REI)

Agent Comments

 3  2  2

Price: \$530,000
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 196 sqm approx



40 Tuross Cr SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  2  1

Price: \$525,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 265 sqm approx



4 Hopkins St MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$480,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 261 sqm approx