

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 7 Hawkstowe Parade, South Morang Vic 3752

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$640,500 House X Unit Suburb South Morang

Period - From 01/07/2018 to 30/09/2018 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	79 Hawkstowe Pde SOUTH MORANG 3752	\$835,000	02/06/2018
2	7 Flowering Gum Gr SOUTH MORANG 3752	\$800,000	21/08/2018
3	107 Riverdale Blvd MERNDA 3754	\$790,000	10/07/2018

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.



 4  2  3

Rooms: 9
Property Type: Land
Land Size: 754 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
September quarter 2018: \$640,500

Comparable Properties

79 Hawkstowe Pde SOUTH MORANG 3752 (VG)

Agent Comments

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Price: \$835,000
Method: Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx

7 Flowering Gum Gr SOUTH MORANG 3752 (REI/VG)

Agent Comments

 4  2  3

Price: \$800,000
Method: Private Sale
Date: 21/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 608 sqm approx

107 Riverdale Blvd MERNDA 3754 (VG)

Agent Comments

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Price: \$790,000
Method: Sale
Date: 10/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 379 sqm approx