

**MILLERSHIP & CO.**



It's not about us,  
it's about you.

## **STATEMENT OF INFORMATION**

8 PARSLEY TERRACE, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 PARSLEY TERRACE, SOUTH MORANG,**  4  2  4

### Indicative Selling Price

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

Price Range: **640,000 to 695,000**

Provided by: Brett Sparks, Millership & Co

## MEDIAN SALE PRICE



**SOUTH MORANG, VIC, 3752**

Suburb Median Sale Price (House)

**\$625,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**7 FOXTAIL TCE, SOUTH MORANG, VIC 3752**  5  3  3

Sale Price

**\*\$695,000**

Sale Date: 02/06/2018

Distance from Property: 250m



**39 HAWKSTOWE PDE, SOUTH MORANG, VIC**  4  2  2

Sale Price

**\$700,000**

Sale Date: 09/03/2018

Distance from Property: 885m



**6 ST LEONARD DR, SOUTH MORANG, VIC 3752**  4  2  2

Sale Price

**\*\$700,000**

Sale Date: 19/04/2018

Distance from Property: 951m



This report has been compiled on 25/06/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

8 PARSLEY TERRACE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

640,000 to 695,000

Median sale price

Median price

\$625,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 April 2017 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 FOXTAIL TCE, SOUTH MORANG, VIC 3752	*\$695,000	02/06/2018
39 HAWKSTOWE PDE, SOUTH MORANG, VIC 3752	\$700,000	09/03/2018
6 ST LEONARD DR, SOUTH MORANG, VIC 3752	*\$700,000	19/04/2018