

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

42 Twin River Drive,  
SOUTH MORANG 3752

House



3 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)

**Single price \$ 569,000**

### Median sale price

Median **House** for **South Morang** for period **Oct 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 550,000**

### Comparable property sales

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 the most comparable to the property for sale.

**8 Pretty Valley Grove,**  
South Morang 3752

**Price \$ 500,000** Sold 01 April 2017

**2 Madden Drive,**  
South Morang 3752

**Price \$ 507,000** Sold 22 October 2016

**53 Jardier Terrace,**  
South Morang 3752

**Price \$ 576,000** Sold 10 April 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 Pricefinder.

### Contact agents



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