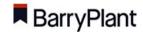
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Addres Including suburb an postcod			2 Joybelle Way, South Morang Vic 3752								
ndicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range	Range between \$670,000				&	\$730,000					
Median sale price											
Median price \$736,000			Pr	Property Type House				Suburb	South Morar	ng	
Period - From 0		01/07/2	021	to	30/09/2021		So	urce	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									P	rice	Date of sale
1											
2											
3											
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.										
			This St	atem	ent of Informa	tion	was nren	ared	on: \Box	04/11/00	001 15:05









Property Type: Land Land Size: 388 sqm approx Agent Comments Indicative Selling Price \$670,000 - \$730,000 Median House Price September quarter 2021: \$736,000

Comparable Properties

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.

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



