

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

4 Visage Drive, South Morang Vic 3752

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price

\$636,000

Property Type

House

Suburb

South Morang

Period - From

01/04/2019

to

31/03/2020

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	7 Toulouse Rd SOUTH MORANG 3752	\$850,000	21/03/2020
2	7 Gilguy PI SOUTH MORANG 3752	\$793,000	14/11/2019
3	29 Scenic Tce SOUTH MORANG 3752	\$755,000	30/11/2019

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 Statement of Information was prepared on:

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Property Type: Land
Land Size: 649 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending March 2020: \$636,000

Comparable Properties



7 Toulouse Rd SOUTH MORANG 3752 (REI)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 21/03/2020
Rooms: 6
Property Type: House (Res)
Land Size: 697 sqm approx



7 Gilguy PI SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$793,000
Method: Sale by Tender
Date: 14/11/2019
Rooms: 10
Property Type: House
Land Size: 689 sqm approx



29 Scenic Tce SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 658 sqm approx