

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

2/19 Payne Place, South Morang Vic 3752

Indicative selling price

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

Range between

\$585,000

&

\$640,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

South Morang

Period - From

10/05/2021

to

09/05/2022

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	27 John Ryan Dr SOUTH MORANG 3752	\$635,000	18/01/2022
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 Statement of Information was prepared on:

10/05/2022 13:23



Property Type: Block of Units
Land Size: 283.663 sqm approx
Agent Comments

Indicative Selling Price
\$585,000 - \$640,000
Median House Price
10/05/2021 - 09/05/2022: \$760,000

Comparable Properties



27 John Ryan Dr SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$635,000
Method: Sold Before Auction
Date: 18/01/2022
Property Type: House (Res)
Land Size: 271 sqm approx

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.