

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 5 Kalatha Street, South Morang Vic 3752

Indicative selling price

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

Range between \$535,000 & \$585,000

Median sale price

Median price \$600,000 House X Unit Suburb South Morang

Period - From 01/10/2018 to 31/12/2018 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	15 Gardense Pde SOUTH MORANG 3752	\$573,000	30/10/2018
2	33 Chamonix Pde SOUTH MORANG 3752	\$565,000	14/08/2018
3	53 Donnelly Cirt SOUTH MORANG 3752	\$543,000	21/12/2018

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.



 4  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 455 sqm approx
Agent Comments

Indicative Selling Price
\$535,000 - \$585,000
Median House Price
December quarter 2018: \$600,000

Comparable Properties



15 Gardense Pde SOUTH MORANG 3752 (REI) **Agent Comments**

 3  2  2

Price: \$573,000
Method: Private Sale
Date: 30/10/2018
Rooms: 5
Property Type: House
Land Size: 471 sqm approx



33 Chamonix Pde SOUTH MORANG 3752 (REI/VG) **Agent Comments**

 3  2  1

Price: \$565,000
Method: Private Sale
Date: 14/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 352 sqm approx



53 Donnelly Cirt SOUTH MORANG 3752 (REI) **Agent Comments**

 4  2  2

Price: \$543,000
Method: Private Sale
Date: 21/12/2018
Rooms: 5
Property Type: House
Land Size: 399 sqm approx