

MILLERSHIP & CO.



It's not about us,
it's about you.

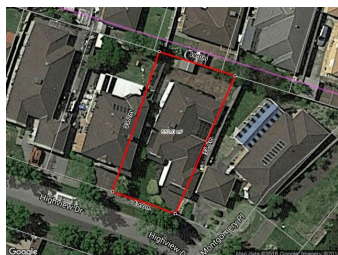
STATEMENT OF INFORMATION

10 HIGHVIEW DRIVE, SOUTH MORANG, VIC 3752

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 HIGHVIEW DRIVE, SOUTH MORANG,

4 2 2

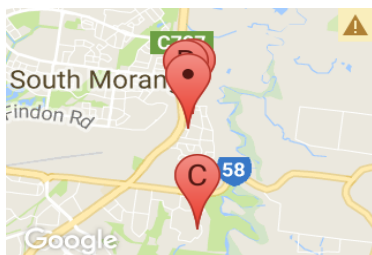
Indicative Selling Price

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

Price Range: \$650,000 to \$715,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$630,000

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 BLUESTONE CRT, SOUTH MORANG, VIC

4 2 3

Sale Price

Price Withheld

Sale Date: 24/01/2018

Distance from Property: 222m



20 BLUESTONE CRT, SOUTH MORANG, VIC

4 2 2

Sale Price

***\$676,000**

Sale Date: 16/12/2017

Distance from Property: 199m



21 MANNA GUM WALK, SOUTH MORANG, VIC

4 2 2

Sale Price

***\$705,000**

Sale Date: 08/02/2018

Distance from Property: 1.5km



This report has been compiled on 20/02/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 HIGHVIEW DRIVE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

\$650,000 to \$715,000

Median sale price

Median price

\$630,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
7 BLUESTONE CRT, SOUTH MORANG, VIC 3752	Price Withheld	24/01/2018
20 BLUESTONE CRT, SOUTH MORANG, VIC 3752	*\$676,000	16/12/2017
21 MANNA GUM WALK, SOUTH MORANG, VIC 3752	*\$705,000	08/02/2018