

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

20 Cassowary Road, South Morang Vic 3752

Indicative selling price

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

Single price

\$769,000

Median sale price

Median price

\$660,000

Property Type

House

Suburb

South Morang

Period - From

01/01/2020

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	334 Gordons Rd SOUTH MORANG 3752	\$805,000	26/02/2020
2	7 The Lakes Blvd SOUTH MORANG 3752	\$780,000	29/02/2020
3	17 Luxor Cl SOUTH MORANG 3752	\$708,000	15/04/2020

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:

19/05/2020 15:01



Property Type: House (New - Detached)
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
\$769,000
Median House Price
March quarter 2020: \$660,000

Comparable Properties



334 Gordons Rd SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$805,000
Method: Sale by Tender
Date: 26/02/2020
Rooms: 8
Property Type: House
Land Size: 733 sqm approx



7 The Lakes Blvd SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 29/02/2020
Rooms: 5
Property Type: House (Res)
Land Size: 773 sqm approx



17 Luxor CI SOUTH MORANG 3752 (REI)

Agent Comments



Price: \$708,000
Method: Private Sale
Date: 15/04/2020
Rooms: 6
Property Type: House
Land Size: 612 sqm approx