

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

37 McGlynn Avenue South Morang VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

South Morang

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 4 Kelvin Grove South Morang VIC 3752 | \$590,000 | 31-Aug-19 |
| 22 Manna Gum Walk South Morang VIC 3752 | \$570,000 | 06-Jul-19 |
| 21 Kingfisher Place South Morang VIC 3752 | \$560,000 | 11-Jul-19 |

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 6 months.~~

This Statement of Information was prepared on: 19 November 2019



4 Kelvin Grove South Morang VIC 3752

Sold Price

\$590,000

Sold Date

31-Aug-19

 3  1  2

Distance

0.48km



22 Manna Gum Walk South Morang VIC 3752

Sold Price

\$570,000

Sold Date

06-Jul-19

 4  2  2

Distance

0.81km



21 Kingfisher Place South Morang VIC 3752

Sold Price

\$560,000

Sold Date

11-Jul-19

 3  2  2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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