

#### 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	17 Cobb Street, South Morang Vic 3752
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$550,000	&	\$590,000
		i !	

#### Median sale price

Median price	\$620,000	Hou	use X	Unit		9	Suburb	South Morang
Period - From	01/07/2018	to	30/06/2019		Source	REIV		

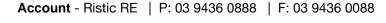
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	3 Zena Dr SOUTH MORANG 3752	\$645,000	29/06/2019
2	70a Gorge Rd SOUTH MORANG 3752	\$580,000	29/05/2019
3	1 Robin PI SOUTH MORANG 3752	\$560,000	28/05/2019

#### 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.







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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 367 sqm approx

**Agent Comments** 

Indicative Selling Price \$550,000 - \$590,000 Median House Price Year ending June 2019: \$620,000

## Comparable Properties

3 Zena Dr SOUTH MORANG 3752 (REI)

4





**Agent Comments** 

Price: \$645,000 Method: Auction Sale Date: 29/06/2019

Rooms: -

**Property Type:** House (Res) **Land Size:** 528 sqm approx

70a Gorge Rd SOUTH MORANG 3752 (REI)

**--**4





Agent Comments

Price: \$580,000 Method: Private Sale Date: 29/05/2019

Rooms: -

Property Type: House (Res) Land Size: 229 sqm approx

1 Robin PI SOUTH MORANG 3752 (REI)

H





Agent Comments

Price: \$560,000 Method: Private Sale Date: 28/05/2019

Rooms: -

Property Type: House (Res)

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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