

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

17 Cobb Street, South Morang Vic 3752

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$620,000

House

X

Unit

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.

	Address 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 Pl 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.



 4  3  2

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)

Agent Comments

 4  2  3

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)

Agent Comments

 4  3  2

Price: \$580,000

Method: Private Sale

Date: 29/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 229 sqm approx

1 Robin Pl SOUTH MORANG 3752 (REI)

Agent Comments

 4  2  2

Price: \$560,000

Method: Private Sale

Date: 28/05/2019

Rooms: -

Property Type: House (Res)