



STATEMENT OF INFORMATION

51 MCARTHURS ROAD, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 MCARTHURS ROAD, SOUTH MORANG,  **4**  **3**  **2**

Indicative Selling Price

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

Price Range: **780,000 to 850,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$521,000

01 April 2016 to 31 March 2017

Provided by: 

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.



28 SKYLINE DR, SOUTH MORANG, VIC 3752  **4**  **3**  **4**

Sale Price

\$1,080,000

Sale Date: 09/02/2017

Distance from Property: 1.2km



69 HAWKSTOWE PDE, SOUTH MORANG, VIC  **4**  **2**  **2**

Sale Price

\$745,000

Sale Date: 21/03/2017

Distance from Property: 1.2km



26 EILDON CCT, SOUTH MORANG, VIC 3752  **5**  **3**  **2**

Sale Price

***\$770,000**

Sale Date: 07/06/2017

Distance from Property: 1.1km



This report has been compiled on 26/06/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

51 MCARTHURS ROAD, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

780,000 to 850,000

Median sale price

Median price

\$521,000

House

X

Unit

Suburb

SOUTH MORANG

Period

01 April 2016 to 31 March 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
28 SKYLINE DR, SOUTH MORANG, VIC 3752	\$1,080,000	09/02/2017
69 HAWKSTOWE PDE, SOUTH MORANG, VIC 3752	\$745,000	21/03/2017
26 EILDON CCT, SOUTH MORANG, VIC 3752	*\$770,000	07/06/2017