

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 122 Stagecoach Boulevard, South Morang Vic 3752

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$652,000 House X Unit Suburb South Morang

Period - From 01/10/2017 to 30/09/2018 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	2 Riverside Dr SOUTH MORANG 3752	\$480,000	06/08/2018
2	5/40 Gorge Rd SOUTH MORANG 3752	\$480,000	31/05/2018
3	12 Newell St SOUTH MORANG 3752	\$474,000	15/08/2018

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.



Rooms:
Property Type: Land
Land Size: 268 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$506,000
Median House Price
Year ending September 2018: \$652,000

Comparable Properties



2 Riverside Dr SOUTH MORANG 3752 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 06/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 160 sqm approx



5/40 Gorge Rd SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 31/05/2018
Rooms: 3
Property Type: House
Land Size: 150 sqm approx

12 Newell St SOUTH MORANG 3752 (VG)

Agent Comments



Price: \$474,000
Method: Sale
Date: 15/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 168 sqm approx