

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

18 Serenity Way, South Morang Vic 3752

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$415,000

Property Type

Unit

Suburb

South Morang

Period - From

01/10/2018

to

30/09/2019

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	15 Pace Cirt SOUTH MORANG 3752	\$425,000	13/09/2019
2	1/18-20 Reefton Ct SOUTH MORANG 3752	\$421,000	25/07/2019
3	3 Pace Cirt SOUTH MORANG 3752	\$420,000	16/11/2019

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.~~

This Statement of Information was prepared on:

02/01/2020 11:46



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$410,000

Median Unit Price
Year ending September 2019: \$415,000

Comparable Properties



15 Pace Cirt SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  1  1

Price: \$425,000
Method: Private Sale
Date: 13/09/2019
Property Type: House (Res)
Land Size: 180 sqm approx



1/18-20 Reefton Ct SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  1  1

Price: \$421,000
Method: Private Sale
Date: 25/07/2019
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 199 sqm approx

3 Pace Cirt SOUTH MORANG 3752 (REI)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 16/11/2019
Property Type: House (Res)