

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 42 Donnelly Circuit, South Morang Vic 3752

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$652,000

House

X

Unit

Suburb South Morang

Period - From 01/07/2017

to

30/06/2018

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	51 Donnelly Cirt SOUTH MORANG 3752	\$538,000	22/09/2018
2	36 Elation Blvd DOREEN 3754	\$535,000	06/04/2018
3	49 Bellini Way MERNDA 3754	\$525,000	03/05/2018

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.



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median House Price

Year ending June 2018: \$652,000

Comparable Properties



51 Donnelly Cirt SOUTH MORANG 3752 (REI)

Agent Comments

 3  2  1

Price: \$538,000

Method: Auction Sale

Date: 22/09/2018

Rooms: 4

Property Type: House (Res)

Land Size: 335 sqm approx



36 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$535,000

Method: Auction Sale

Date: 06/04/2018

Rooms: 7

Property Type: House (Res)

Land Size: 347 sqm approx



49 Bellini Way MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$525,000

Method: Private Sale

Date: 03/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 312 sqm approx