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	36 Serenity Way, South Morang Vic 3752
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$480,000	&	\$528,000
Tidinge between	Ψ-100,000	α	Ψ020,000

Median sale price

Median price	\$639,000	Pro	perty Type	House		Suburb	South Morang
Period - From	17/05/2019	to	16/05/2020		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

Add	dress of comparable property	Price	Date of sale
1	6 Riverside Dr SOUTH MORANG 3752	\$580,000	19/11/2019
2	3 Nirvana Dr SOUTH MORANG 3752	\$560,000	07/03/2020
3	4/20 Leonie CI SOUTH MORANG 3752	\$528,000	27/03/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

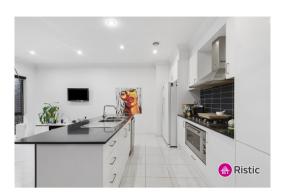
This Statement of Information was prepared on:	17/05/2020 16:44





Kaan Ristic (03) 9436 0888 0412 803 075 kaan@risticrealestate.com.au

Indicative Selling Price \$480,000 - \$528,000 Median House Price 17/05/2019 - 16/05/2020: \$639,000



Property Type: House (New - Detached)

Agent Comments

Comparable Properties



6 Riverside Dr SOUTH MORANG 3752 (REI/VG) Agent Comments

💾 3 许 2

Price: \$580,000

Method: Expression of Interest

Date: 19/11/2019 Rooms: 7

Property Type: House Land Size: 223 sqm approx



3 Nirvana Dr SOUTH MORANG 3752 (REI/VG)

1 3 **1** 2 **2**

Price: \$560,000 Method: Private Sale Date: 07/03/2020 Rooms: 5

Property Type: House Land Size: 220 sqm approx

4/20 Leonie CI SOUTH MORANG 3752 (VG)

43 📛 - 🛱

Price: \$528,000 Method: Sale Date: 27/03/2020 Property Type: Unit **Agent Comments**

Agent Comments

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088



