

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 36 Serenity Way, South Morang Vic 3752

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$639,000 Property 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	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 Cl SOUTH MORANG 3752	\$528,000	27/03/2020

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: 17/05/2020 16:44



Property Type: House (New - Detached)

Agent Comments

Comparable Properties



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



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) Agent Comments



Price: \$560,000

Method: Private Sale

Date: 07/03/2020

Rooms: 5

Property Type: House

Land Size: 220 sqm approx

4/20 Leonie Ct SOUTH MORANG 3752 (VG) Agent Comments



Price: \$528,000

Method: Sale

Date: 27/03/2020

Property Type: Unit