268 The Lakes Boulevard, South Morang Vic 3752



Monica Diosi

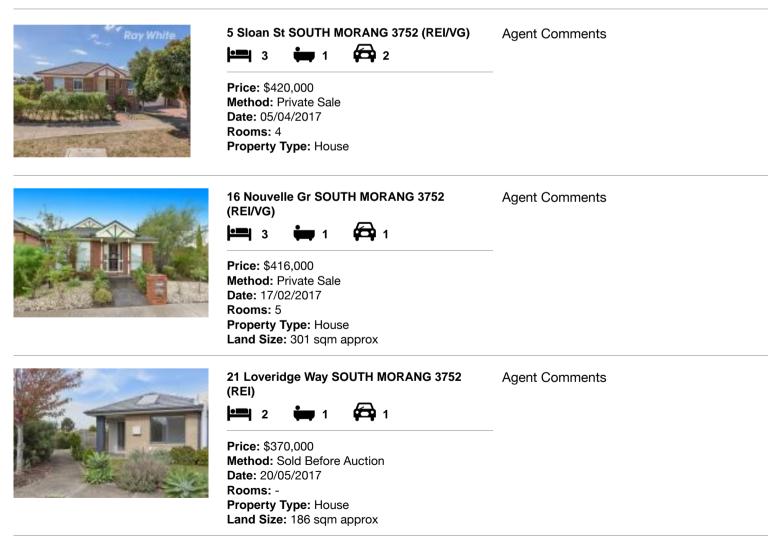




Rooms: Property Type: Land Land Size: 300 sqm approx Agent Comments 9435 7666 0413 331 282 mdiosi@morrisonkleeman.com.au

Indicative Selling Price \$400,000 - \$440,000 Median House Price March quarter 2017: \$590,000

Comparable Properties



Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

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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 268 The Lakes Boulevard, 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 \$400,000
 & \$440,000

 Median sale price

 Median price \$590,000
 House X
 Suburb South Morang

 Period - From 01/01/2017
 to 31/03/2017
 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 Sloan St SOUTH MORANG 3752	\$420,000	05/04/2017
16 Nouvelle Gr SOUTH MORANG 3752	\$416,000	17/02/2017
21 Loveridge Way SOUTH MORANG 3752	\$370,000	20/05/2017

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