



Monica Diosi

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**Indicative Selling Price**

\$400,000 - \$440,000

**Median House Price**

March quarter 2017: \$590,000



**Rooms:**

**Property Type:** Land

**Land Size:** 300 sqm approx

Agent Comments

## Comparable Properties



**5 Sloan St SOUTH MORANG 3752 (REI/VG)**

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 05/04/2017

**Rooms:** 4

**Property Type:** House



**16 Nouvelle Gr SOUTH MORANG 3752 (REI/VG)**

Agent Comments



**Price:** \$416,000

**Method:** Private Sale

**Date:** 17/02/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 301 sqm approx



**21 Loveridge Way SOUTH MORANG 3752 (REI)**

Agent Comments



**Price:** \$370,000

**Method:** Sold Before Auction

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 186 sqm approx



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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  
Including suburb and  
postcode

268 The Lakes Boulevard, South Morang Vic 3752

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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