268 The Lakes Boulevard, South Morang Vic 3752



Monica Diosi

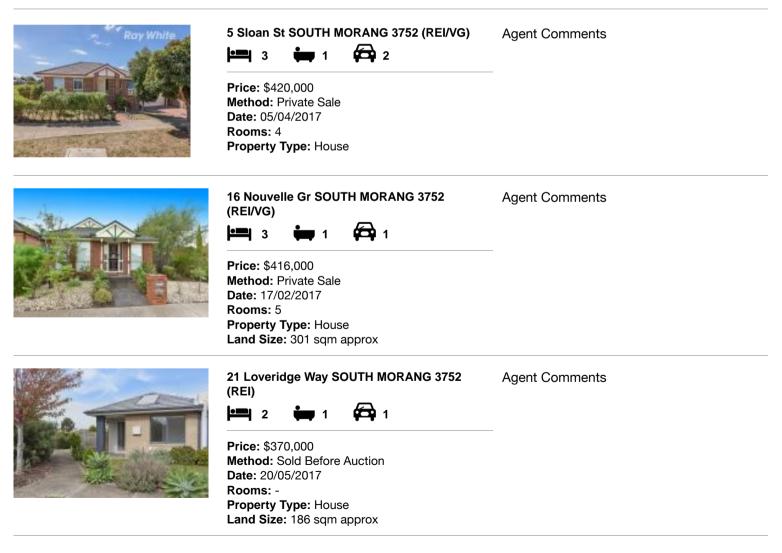




Rooms: Property Type: Land Land Size: 300 sqm approx Agent Comments 9435 7666 0413 331 282 mdiosi@morrisonkleeman.com.au

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

propertydata

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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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