

# 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

33 Carinya Crescent, 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 \$600,000 & \$630,000

### Median sale price

Median price

\$636,000

Property Type

House

Suburb

South Morang

Period - From

01/04/2019

to

31/03/2020

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	107 Gordons Rd SOUTH MORANG 3752	\$638,000	03/06/2020
2	9 Kareelah Lnk SOUTH MORANG 3752	\$620,000	23/04/2020
3	1 Redbark Hill Cirt SOUTH MORANG 3752	\$610,000	13/06/2020

**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:

26/06/2020 13:09



4   2   2

**Property Type:** House  
**Land Size:** 504 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$630,000  
**Median House Price**  
Year ending March 2020: \$636,000

## Comparable Properties



**107 Gordons Rd SOUTH MORANG 3752 (REI)**   **Agent Comments**

4   2   2

**Price:** \$638,000  
**Method:** Private Sale  
**Date:** 03/06/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 447 sqm approx



**9 Kareelah Lnk SOUTH MORANG 3752 (REI)**   **Agent Comments**

4   2   2

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 23/04/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 434 sqm approx

**1 Redbark Hill Cirt SOUTH MORANG 3752 (REI)**   **Agent Comments**

4   2   2

**Price:** \$610,000  
**Method:** Auction Sale  
**Date:** 13/06/2020  
**Property Type:** House (Res)  
**Land Size:** 303 sqm approx