

# 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

12 Pretty Valley Grove, 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 \$580,000 & \$638,000

### 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	12 Beringarra St SOUTH MORANG 3752	\$633,000	04/04/2020
2	33 Lanata St SOUTH MORANG 3752	\$599,888	07/04/2020
3	5 Cabarita Cr SOUTH MORANG 3752	\$560,000	18/04/2020

**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:

24/06/2020 16:48



3 2 2

**Property Type:** House  
**Land Size:** 385 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$638,000  
**Median House Price**  
Year ending March 2020: \$636,000

## Comparable Properties

**12 Beringarra St SOUTH MORANG 3752 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$633,000  
**Method:** Auction Sale  
**Date:** 04/04/2020  
**Property Type:** House (Res)  
**Land Size:** 396 sqm approx



**33 Lanata St SOUTH MORANG 3752 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$599,888  
**Method:** Private Sale  
**Date:** 07/04/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 516 sqm approx



**5 Cabarita Cr SOUTH MORANG 3752 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 18/04/2020  
**Property Type:** House (Res)  
**Land Size:** 382 sqm approx