

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

23 Teatree Drive, South Morang

**Indicative selling price**

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

Range Between: \$700,000 & \$770,000

**Median sale price**

Median price \$642,000 \*House ☒ Suburb South Morang

Period - From 01/01/2018 to 31/12/2018 Source CoreLogic

**Comparable property sales**

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
18 Teatree Drive, South Morang	\$750,000	25/09/2018
30 Warbler Walk, South Morang	\$720,000	15/01/2018
5 Stringybark Place, South Morang	\$725,000	13/10/2018

Generated 31/01/2018