

STATEMENT OF INFORMATION

4 REECE COURT, SOUTH MORANG, VIC 3752

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 REECE COURT, SOUTH MORANG, VIC

3 2 2

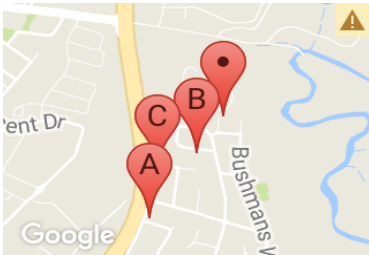
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$600,000 to \$660,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$598,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2 HIGHVIEW DR, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

\$652,000

Sale Date: 11/11/2017

Distance from Property: 442m



17 ROMINA WAY, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

\$631,500

Sale Date: 16/09/2017

Distance from Property: 160m



20 BLUESTONE CRT, SOUTH MORANG, VIC

4 2 2

Sale Price

***\$676,000**

Sale Date: 16/12/2017

Distance from Property: 288m



This report has been compiled on 13/02/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

4 REECE COURT, SOUTH MORANG, VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$600,000 to \$660,000

Median sale price

Median price

\$598,000

House

Unit

Suburb

SOUTH MORANG

Period

01 January 2017 to 31 December 2017

Source

pricfinder

Comparable property sales

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
2 HIGHVIEW DR, SOUTH MORANG, VIC 3752	\$652,000	11/11/2017
17 ROMINA WAY, SOUTH MORANG, VIC 3752	\$631,500	16/09/2017
20 BLUESTONE CRT, SOUTH MORANG, VIC 3752	*\$676,000	16/12/2017