

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 MARSEILLES PL, SOUTH MORANG, VIC  3  2  2

Indicative Selling Price

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

Single Price: **\$499,000**

Provided by: Carmel Puttyfoot, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$579,000

01 July 2017 to 30 September 2017

Provided by: 

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.



7 HAVEN CL, SOUTH MORANG, VIC 3752

 3  2  2

Sale Price

***\$527,000**

Sale Date: 16/09/2017

Distance from Property: 2km



21 CUCKOO ST, SOUTH MORANG, VIC 3752

 3  2  2

Sale Price

***\$490,000**

Sale Date: 16/09/2017

Distance from Property: 1.2km



4/18 HARMONY DR, SOUTH MORANG, VIC

 4  2  2

Sale Price

\$510,000

Sale Date: 27/07/2017

Distance from Property: 2.1km



This report has been compiled on 22/11/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

12 MARSEILLES PL, SOUTH MORANG, VIC 3752

Indicative selling price

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

Single Price:

\$499,000

Median sale price

Median price

\$579,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 July 2017 to 30 September 2017

Source



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
7 HAVEN CL, SOUTH MORANG, VIC 3752	*\$527,000	16/09/2017
21 CUCKOO ST, SOUTH MORANG, VIC 3752	*\$490,000	16/09/2017
4/18 HARMONY DR, SOUTH MORANG, VIC 3752	\$510,000	27/07/2017