

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 MARSEILLES PL, SOUTH MORANG, VIC 🕮 3 🕒 2 🚓 2





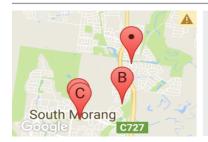
Indicative Selling Price

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: **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.



7 HAVEN CL, SOUTH MORANG, VIC 3752







Sale Price

*\$527,000

Sale Date: 16/09/2017

Distance from Property: 2km





21 CUCKOO ST, SOUTH MORANG, VIC 3752







Sale Price

*\$490,000

Sale Date: 16/09/2017

Distance from Property: 1.2km





4/18 HARMONY DR, SOUTH MORANG, VIC







Sale Price

\$510.000

Sale Date: 27/07/2017

Distance from Property: 2.1km



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
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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	P	ricefinder

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