



STATEMENT OF INFORMATION

16 KOOKABURRA WALK, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 KOOKABURRA WALK, SOUTH

3 2 4

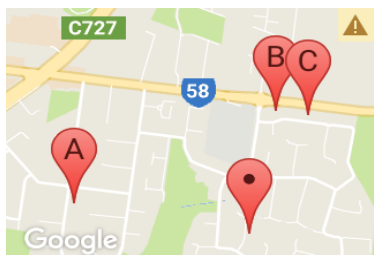
Indicative Selling Price

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

Price Range: 620,000 to 680,000

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$548,001

01 July 2016 to 30 June 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.



4 KIPPING RISE, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

***\$647,000**

Sale Date: 03/06/2017

Distance from Property: 584m



42 TEATREE DR, SOUTH MORANG, VIC 3752

4 2 2

Sale Price

***\$670,000**

Sale Date: 26/06/2017

Distance from Property: 450m



28 TEATREE DR, SOUTH MORANG, VIC 3752

4 2 2

Sale Price

***\$670,000**

Sale Date: 23/03/2017

Distance from Property: 469m



This report has been compiled on 14/08/2017 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

16 KOOKABURRA WALK, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

620,000 to 680,000

Median sale price

Median price

\$548,001

House

X

Unit

Suburb

SOUTH MORANG

Period

01 July 2016 to 30 June 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
4 KIPPING RISE, SOUTH MORANG, VIC 3752	*\$647,000	03/06/2017
42 TEATREE DR, SOUTH MORANG, VIC 3752	*\$670,000	26/06/2017
28 TEATREE DR, SOUTH MORANG, VIC 3752	*\$670,000	23/03/2017