

Ashlee Jade
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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 t	for sale)
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Address Including suburb and postcode	26 Gravlier Way South Morang VIC 3752						
Indicative selling price							
For the meaning of this price	e see consumer.vio	c.gov.au	/underquotin	g (*Dele	te single price	e or range a	as applicable)
Single Price			or range between		5500,000	&	\$550,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$637,499	*Ho	use X	*U r	nit	Suburb	South Morang
Period-from	01 May 2018	to	30 Apr 20	19	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

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
32 Stafford Road South Morang VIC 3752	\$598,000	08-Apr-19
213 The Lakes Boulevard South Morang VIC 3752	\$516,000	17-Dec-18
1 Brinsley Place South Morang VIC 3752	\$557,000	10-May-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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32 Stafford Road South Morang VIC Sold Price 3752

RS \$598,000 Sold Date 08-Apr-19

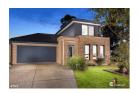
■ 3

₾ 2

₾ 2

aa2

Distance 0.76km



213 The Lakes Boulevard South Morang VIC 3752

Sold Price

\$516,000 Sold Date **17-Dec-18**

Distance

1.12km



1 Brinsley Place South Morang VIC Sold Price 3752

\$557,000 Sold Date 10-May-19

■ 3

= 3

₾ 2

⇔ 2

Distance 1.96km

RS = Recent sale UN = Undisclosed Sale

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