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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Birdhaven Street South Morang VIC 3752

 3  2  1

Indicative Selling Price

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

Range between \$470,000 & \$517,000

Median Sale Price

\$637,499 Houses in South morang between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



16 Xavier Way South Morang VIC 3752

 3  2  2

Sold Price

^{RS} **\$480,000**

Sold Date

08-Mar-19

Distance

0.85km



1 Deliza Walk South Morang VIC 3752

 3  2  2

Sold Price

\$495,000

Sold Date

06-Feb-19

Distance

0.5km



12 Nivea Terrace South Morang VIC 3752

 3  1  2

Sold Price

^{RS} **\$495,000** ^{UN}

Sold Date

02-Jan-19

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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