

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Princess Street, South Morang Vic 3752

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$660,000

Property Type House

Suburb South Morang

Period - From 01/01/2020

to 31/03/2020

Source REIV

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
1	10 Princess St SOUTH MORANG 3752	\$553,500	13/03/2020
2	25 Shearwater PI MERNDA 3754	\$550,000	27/04/2020
3	2/7 Kumara Cirt SOUTH MORANG 3752	\$465,000	14/03/2020

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.~~

This Statement of Information was prepared on:

22/06/2020 11:39



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$550,000

Median House Price

March quarter 2020: \$660,000

Comparable Properties

10 Princess St SOUTH MORANG 3752 (VG)

Agent Comments

3 - -

Price: \$553,500

Method: Sale

Date: 13/03/2020

Property Type: Townhouse (Single)



25 Shearwater PI MERNDA 3754 (REI)

Agent Comments

3 2 2

Price: \$550,000

Method: Private Sale

Date: 27/04/2020

Property Type: Townhouse (Res)

Land Size: 225 sqm approx



2/7 Kumara Cirt SOUTH MORANG 3752 (REI/VG)

Agent Comments

3 2 2

Price: \$465,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 4

Property Type: Townhouse (Res)