

STATEMENT OF INFORMATION

40 TUROSS CRESCENT, SOUTH MORANG, VIC 3752

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 TUROSS CRESCENT, SOUTH MORANG, 3 2 1

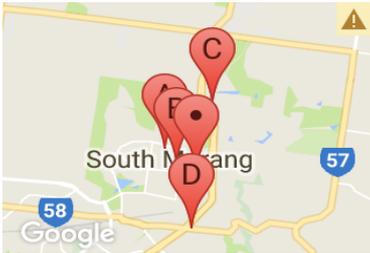
Indicative Selling Price

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

Price Range: \$490,000 to \$539,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$630,000

01 July 2017 to 31 December 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.



8 GLORY ST, SOUTH MORANG, VIC 3752 3 2 1

Sale Price

***\$498,000**

Sale Date: 02/12/2017

Distance from Property: 1km



3/9 KUMARA CCT, SOUTH MORANG, VIC 3752 3 2 2

Sale Price

***\$505,000**

Sale Date: 24/11/2017

Distance from Property: 569m



18 CHAMONIX PDE, SOUTH MORANG, VIC 3 2 1

Sale Price

***\$525,000**

Sale Date: 06/01/2018

Distance from Property: 2km



This report has been compiled on 15/02/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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22 GORGE RD, SOUTH MORANG, VIC 3752

 3  2  1

Sale Price

\$514,745

Sale Date: 27/09/2017

Distance from Property: 1.7km



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

40 TUROSS CRESCENT, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range: \$490,000 to \$539,000

Median sale price

Median price \$630,000

House

Unit

Suburb

SOUTH MORANG

Period 01 July 2017 to 31 December 2017

Source

 pricfinder

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
8 GLORY ST, SOUTH MORANG, VIC 3752	*\$498,000	02/12/2017
3/9 KUMARA CCT, SOUTH MORANG, VIC 3752	*\$505,000	24/11/2017
18 CHAMONIX PDE, SOUTH MORANG, VIC 3752	*\$525,000	06/01/2018
22 GORGE RD, SOUTH MORANG, VIC 3752	\$514,745	27/09/2017