

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

27 Jolly Terrace, South Morang Vic 3752

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$755,000 Property Type House Suburb South Morang

Period - From 01/07/2023 to 30/09/2023 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	18 Grange Dr SOUTH MORANG 3752	\$721,000	10/07/2023
2	6 Honeyeater Tce SOUTH MORANG 3752	\$702,000	16/09/2023
3	14 Manna Gum Wik SOUTH MORANG 3752	\$685,000	05/09/2023

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:

19/12/2023 11:49



 3  2  2

Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

September quarter 2023: \$755,000

Comparable Properties



18 Grange Dr SOUTH MORANG 3752 (REI/VG) Agent Comments

 3  2  2

Price: \$721,000

Method: Private Sale

Date: 10/07/2023

Property Type: House

Land Size: 492 sqm approx



6 Honeyeater Tce SOUTH MORANG 3752 (REI/VG) Agent Comments

 3  2  2

Price: \$702,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 603 sqm approx

14 Manna Gum Wik SOUTH MORANG 3752 (VG) Agent Comments

 3  -  -

Price: \$685,000

Method: Sale

Date: 05/09/2023

Property Type: House (Res)

Land Size: 600 sqm approx

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