

Lucas McLeish 97178801 0439 448 599 Imcleish@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property •	offered	for sa	le
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Address	1 Whistler Walk, South Morang Vic 3752
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$540,000	&	\$590,000

Median sale price

Median price	\$630,500	Hou	ise X	Unit		Suburb	South Morang
Period - From	01/04/2017	to	30/06/2017		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

1	13 Leonie CI SOUTH MORANG 3752	\$579,000	06/07/2017
2	52 Stockdale Way MILL PARK 3082	\$560,000	03/06/2017
3	8 Moremi PI SOUTH MORANG 3752	\$557,000	25/02/2017

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.

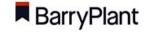
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Date of sale

Generated: 18/08/2017 09:57



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Indicative Selling Price \$540,000 - \$590,000 **Median House Price** June quarter 2017: \$630,500





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 376 sqm approx

Agent Comments

Comparable Properties



13 Leonie CI SOUTH MORANG 3752 (REI)





Price: \$579,000 Method: Private Sale Date: 06/07/2017 Rooms: 5

Property Type: House

Agent Comments



52 Stockdale Way MILL PARK 3082 (REI)

= 3





Price: \$560,000 Method: Auction Sale Date: 03/06/2017 Rooms: 4

Property Type: House (Res) Land Size: 288 sqm approx

Agent Comments

8 Moremi PI SOUTH MORANG 3752 (REI/VG)





Price: \$557,000 Method: Auction Sale Date: 25/02/2017

Rooms: -

Property Type: House (Res) Land Size: 479 sqm approx

Agent Comments

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