

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

1 Whistler Walk, South Morang Vic 3752

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

House

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	Date of sale
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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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)

Agent Comments



Price: \$579,000

Method: Private Sale

Date: 06/07/2017

Rooms: 5

Property Type: House



52 Stockdale Way MILL PARK 3082 (REI)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 288 sqm approx

8 Moremi PI SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$557,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 479 sqm approx