

**MILLERSHIP & CO.**



It's not about us,  
it's about you.

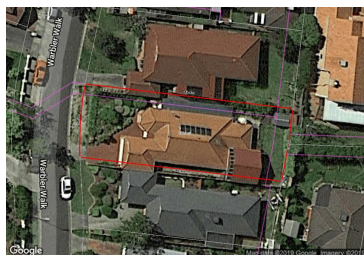
## **STATEMENT OF INFORMATION**

5 WARBLER WALK, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 WARBLER WALK, SOUTH MORANG, VIC**  3  2  2

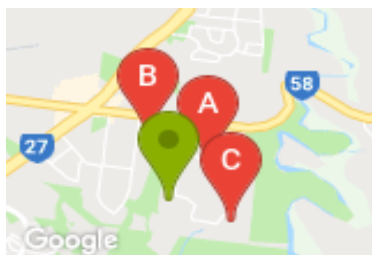
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 600,000 to 640,000**

Provided by: Brett Sparks, Millership & Co

## MEDIAN SALE PRICE



**SOUTH MORANG, VIC, 3752**

Suburb Median Sale Price (House)

**\$603,000**

01 July 2018 to 31 December 2018

Provided by: 

## 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.



**2 WHISTLER WALK, SOUTH MORANG, VIC**  3  2  2

Sale Price

**\*\$622,000**

Sale Date: 16/02/2019

Distance from Property: 369m



**31 DOREEN ROGEN WAY, SOUTH MORANG,**  3  2  1

Sale Price

**\$632,000**

Sale Date: 01/02/2019

Distance from Property: 479m



**18 STRINGYBARK PL, SOUTH MORANG, VIC**  4  2  2

Sale Price

**\$620,000**

Sale Date: 17/01/2019

Distance from Property: 445m



This report has been compiled on 30/03/2019 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

5 WARBLER WALK, SOUTH MORANG, VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

600,000 to 640,000

### Median sale price

Median price

\$603,000

House

☒

Unit

☐

Suburb

SOUTH MORANG

Period

01 July 2018 to 31 December 2018

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
2 WHISTLER WALK, SOUTH MORANG, VIC 3752	*\$622,000	16/02/2019
31 DOREEN ROGEN WAY, SOUTH MORANG, VIC 3752	\$632,000	01/02/2019
18 STRINGYBARK PL, SOUTH MORANG, VIC 3752	\$620,000	17/01/2019