

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

14 Snapdragon Street, South Morang Vic 3752

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price

\$415,000

Property Type

Unit

Suburb

South Morang

Period - From

01/10/2018

to

30/09/2019

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	13/37 Gordons Rd SOUTH MORANG 3752	\$475,000	05/10/2019
2	2 Nirvana Dr SOUTH MORANG 3752	\$450,000	18/11/2019
3	15 Pace Cirt SOUTH MORANG 3752	\$425,000	13/09/2019

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:

12/12/2019 09:52



 3  2  1

Property Type: Townhouse
(Single)

Land Size: 147 sqm approx

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

Year ending September 2019: \$415,000

Comparable Properties

**13/37 Gordons Rd SOUTH MORANG 3752
(REI/VG)**

Agent Comments

 3  2  1

Price: \$475,000

Method: Private Sale

Date: 05/10/2019

Property Type: House (Res)

Land Size: 210 sqm approx

2 Nirvana Dr SOUTH MORANG 3752 (VG)

Agent Comments

 3  -  -

Price: \$450,000

Method: Sale

Date: 18/11/2019

Property Type: House (Res)

Land Size: 258 sqm approx



15 Pace Cirt SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  1  1

Price: \$425,000

Method: Private Sale

Date: 13/09/2019

Property Type: House (Res)

Land Size: 180 sqm approx