

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 7 St Johns Court, South Morang Vic 3752

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000

&

\$620,000

Median sale price

Median price \$628,000

House

X

Unit

Suburb South Morang

Period - From 01/01/2019

to

31/03/2019

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	5 Warbler Wlk SOUTH MORANG 3752	\$610,000	13/05/2019
2	10 Reefton Ct SOUTH MORANG 3752	\$580,000	01/06/2019
3	553 The Lakes Blvd SOUTH MORANG 3752	\$570,000	18/05/2019

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.