

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

185 The Lakes Boulevard, South Morang Vic 3752

Indicative selling price

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

Single price \$799,000

Median sale price

Median price \$633,000

Property Type House

Suburb South Morang

Period - From 01/04/2020

to 30/06/2020

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	21 Palais Cr SOUTH MORANG 3752	\$725,000	23/07/2020
2	19 Portobello Tce SOUTH MORANG 3752	\$720,000	05/05/2020
3	17 Luxor Cl SOUTH MORANG 3752	\$708,000	15/04/2020

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:

24/08/2020 12:50



5 3 2

Property Type: House (Res)

Land Size: 406 sqm approx

Agent Comments

Indicative Selling Price

\$799,000

Median House Price

June quarter 2020: \$633,000

All comparable properties are inferior to the property for sale as they have 4 bedrooms.

Comparable Properties



21 Palais Cr SOUTH MORANG 3752 (REI)

Agent Comments

4 3 2

Price: \$725,000

Method: Private Sale

Date: 23/07/2020

Rooms: 7

Property Type: House

Land Size: 658 sqm approx

19 Portobello Tce SOUTH MORANG 3752 (VG)

Agent Comments

4 - -

Price: \$720,000

Method: Sale

Date: 05/05/2020

Property Type: House (Res)

Land Size: 584 sqm approx



17 Luxor CI SOUTH MORANG 3752 (REI/VG)

Agent Comments

4 2 3

Price: \$708,000

Method: Private Sale

Date: 15/04/2020

Rooms: 6

Property Type: House

Land Size: 612 sqm approx