

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

9 Pace Circuit, South Morang Vic 3752

Indicative selling price

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

Single price

\$439,950

Median sale price

Median price

\$487,500

Property Type

Unit

Suburb

South Morang

Period - From

01/01/2020

to

31/12/2020

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	305/30 Bush Blvd MILL PARK 3082	\$443,000	02/08/2020
2	109/30 Bush Blvd MILL PARK 3082	\$430,000	12/11/2020
3	17 Pace Cirt SOUTH MORANG 3752	\$427,000	05/10/2020

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:

01/02/2021 15:16



 3  1  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$439,950

Median Unit Price

Year ending December 2020: \$487,500

Comparable Properties

305/30 Bush Blvd MILL PARK 3082 (VG)

Agent Comments

 2  -  -

Price: \$443,000

Method: Sale

Date: 02/08/2020

Property Type: Strata Flat - Single OYO Flat

109/30 Bush Blvd MILL PARK 3082 (VG)

Agent Comments

 2  -  -

Price: \$430,000

Method: Sale

Date: 12/11/2020

Property Type: Strata Flat - Single OYO Flat



17 Pace Cirt SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  1  1

Price: \$427,000

Method: Private Sale

Date: 05/10/2020

Property Type: House (Res)