

## 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

15 Hummingbird Place 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) (\*Delete single price or range as applicable)

Single Price

\$559,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

South Morang

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### 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 6 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

4 Malindi Court South Morang VIC 3752	\$553,000	06-Jul-19
1 Brinsley Place South Morang VIC 3752	\$557,000	03-May-19
48 Stafford Road South Morang VIC 3752	\$565,000	14-Apr-19

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 6 months.~~

This Statement of Information was prepared on: 16 September 2019

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**4 Malindi Court South Morang VIC 3752**

Sold Price **\$553,000** Sold Date **06-Jul-19**

 3  2  2

Distance **0.12km**



**1 Brinsley Place South Morang VIC 3752**

Sold Price **\$557,000** Sold Date **03-May-19**

 3  2  2

Distance **1.16km**



**48 Stafford Road South Morang VIC 3752**

Sold Price **\$565,000** Sold Date **14-Apr-19**

 3  2  2

Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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