



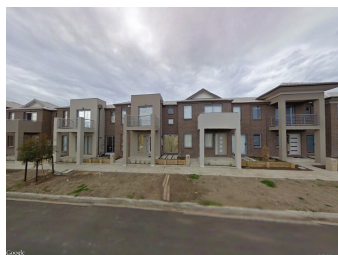
STATEMENT OF INFORMATION

8 MARSEILLES PLACE, SOUTH MORANG, VIC 3752

PREPARED BY CUSTOMER SERVICE, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MARSEILLES PLACE, SOUTH MORANG,  3  2  2

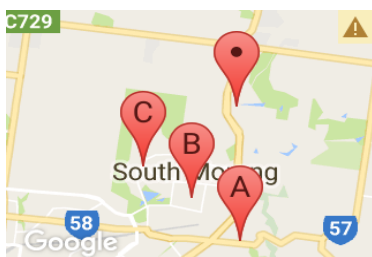
Indicative Selling Price

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

\$400,000 to \$440,000

Provided by: Customer Service, Ian Reid Vendor Advocates

SUBURB MEDIAN



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$558,000

01 October 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



12 SNAPDRAGON ST, SOUTH MORANG, VIC  3  2  1

Sale Price

\$416,000

Sale Date: 04/03/2017

Distance from Property: 3.9km



19 TINTERN TCE, SOUTH MORANG, VIC 3752  3  2  1

Sale Price

\$423,000

Sale Date: 25/02/2017

Distance from Property: 2.9km



16 NOUVELLE GR, SOUTH MORANG, VIC 3752  3  1  1

Sale Price

\$416,000

Sale Date: 13/02/2017

Distance from Property: 3km



This report has been compiled on 14/06/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 MARSEILLES PLACE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Single Price / Range

\$400,000 to \$440,000

Median sale price

Median price

\$558,000

House

X

Unit

Suburb

SOUTH MORANG

Period

01 October 2016 to 31 March 2017

Source

 pricfinder

Comparable property sales

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
12 SNAPDRAGON ST, SOUTH MORANG, VIC 3752	\$416,000	04/03/2017
19 TINTERN TCE, SOUTH MORANG, VIC 3752	\$423,000	25/02/2017
16 NOUVELLE GR, SOUTH MORANG, VIC 3752	\$416,000	13/02/2017