

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
7/99 Morack - 4 bed, 3 bath, 2 car	\$1,495,000	Or range between	<input type="text"/>	&	<input type="text"/>
14/99 Morack - 3 bed, 3 bath, study, 2 car	\$1,455,000	Or range between	<input type="text"/>	&	<input type="text"/>
<input type="text"/>	<input type="text"/>	Or range between	<input type="text"/>	&	<input type="text"/>
<input type="text"/>	<input type="text"/>	Or range between	<input type="text"/>	&	<input type="text"/>
<input type="text"/>	<input type="text"/>	Or range between	<input type="text"/>	&	<input type="text"/>

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
7/99 Morack - 4 bed, 3 bath, 2 car	4/42 Glenburnie Rd MITCHAM 3132	\$1,270,000	24/10/2024
	3/42 Glenburnie Rd MITCHAM 3132	\$1,255,000	24/10/2024
	1/3 Madonna Ct VERMONT 3133	\$1,685,000	16/09/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
14/99 Morack - 3 bed, 3 bath, study, 2 car	6/240 Morack Rd VERMONT SOUTH 3133	\$1,078,800	27/11/2024
	2/186 Morack Rd VERMONT SOUTH 3133	\$1,180,000	25/10/2024
	7/116 Terrara Rd VERMONT SOUTH 3133	\$1,232,000	28/09/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/12/2024 13:27