

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 Pace Circuit, South Morang Vic 3752

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$620,000 House ☒ Unit ☐ Suburb South Morang

Period - From 01/07/2018 to 30/06/2019 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	14 Angela Ct SOUTH MORANG 3752	\$436,000	16/02/2019
2	12/883 Plenty Rd SOUTH MORANG 3752	\$430,000	28/03/2019
3	4 Pace Cirt SOUTH MORANG 3752	\$400,000	13/04/2019

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.


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Rooms:**Property Type:** Townhouse

Agent Comments

Indicative Selling Price

\$425,000

Median House Price

Year ending June 2019: \$620,000

Comparable Properties

14 Angela Ct SOUTH MORANG 3752 (VG)

Agent Comments

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Price: \$436,000**Method:** Sale**Date:** 16/02/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 264 sqm approx**12/883 Plenty Rd SOUTH MORANG 3752 (REI/VG)**

Agent Comments

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Price: \$430,000**Method:** Sold Before Auction**Date:** 28/03/2019**Rooms:** 4**Property Type:** Townhouse (Res)**Land Size:** 187 sqm approx**4 Pace Cirt SOUTH MORANG 3752 (REI/VG)**

Agent Comments

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Price: \$400,000**Method:** Auction Sale**Date:** 13/04/2019**Rooms:** 5**Property Type:** House (Res)**Land Size:** 208 sqm approx