



It's not about us, it's about you.

STATEMENT OF INFORMATION

8 MYRNONG COURT, SOUTH MORANG, VIC 3752 PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MYRNONG COURT, SOUTH MORANG,







Indicative Selling Price

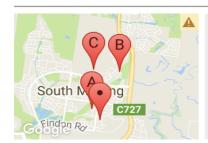
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

580,000 to 620,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$610,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

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.



4 CAMDEN CL, SOUTH MORANG, VIC







Sale Price

\$615,000

Sale Date: 15/12/2017

Distance from Property: 379m





9 BRONZE WING ST, SOUTH MORANG, VIC









Sale Price

\$622,500

Sale Date: 13/12/2017

Distance from Property: 1.5km





14 WATER PEPPER CRT, SOUTH MORANG,









Sale Price

\$620,000

Sale Date: 18/10/2017

Distance from Property: 1.5km



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 MYRNONG COURT, SOUTH MORANG, VIC 3752
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Indicative selling price

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

Price Range: 580,000 to 620,000

Median sale price

Median price	\$610,000	House	Χ	Unit	Suburb	SOUTH MORANG
Period	01 January 2017 to 31 December 2017		Source	pricefinder		

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
4 CAMDEN CL, SOUTH MORANG, VIC 3752	\$615,000	15/12/2017
9 BRONZE WING ST, SOUTH MORANG, VIC 3752	\$622,500	13/12/2017
14 WATER PEPPER CRT, SOUTH MORANG, VIC 3752	\$620,000	18/10/2017