

**MILLERSHIP & CO.**



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,**

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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**

3 2 2

Sale Price

**\$615,000**

Sale Date: 15/12/2017

Distance from Property: 379m



**9 BRONZE WING ST, SOUTH MORANG, VIC**

3 2 2

Sale Price

**\$622,500**

Sale Date: 13/12/2017

Distance from Property: 1.5km



**14 WATER PEPPER CRT, SOUTH MORANG,**

3 2 2

Sale Price

**\$620,000**

Sale Date: 18/10/2017

Distance from Property: 1.5km



This report has been compiled on 29/03/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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 MYRNONG COURT, 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)

Price Range:

580,000 to 620,000

Median sale price

Median price

\$610,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 January 2017 to 31 December 2017

Source



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