

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

12 Fitzgerald Drive, South Morang Vic 3752

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$610,000

Property Type

House

Suburb

South Morang

Period - From

03/12/2018

to

02/12/2019

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	8 Fuschia Gr SOUTH MORANG 3752	\$602,000	30/11/2019
2	53 The Lakes Blvd SOUTH MORANG 3752	\$600,000	28/08/2019
3	4 Pardalote Cl SOUTH MORANG 3752	\$580,000	19/10/2019

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.~~

This Statement of Information was prepared on:

03/12/2019 15:15



4 2 2

Property Type: House
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price

\$590,000

Median House Price

03/12/2018 - 02/12/2019: \$610,000

Comparable Properties

8 Fuschia Gr SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$602,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)



53 The Lakes Blvd SOUTH MORANG 3752 (REI)

Agent Comments

4 2 5

Price: \$600,000
Method: Private Sale
Date: 28/08/2019
Rooms: 6
Property Type: House
Land Size: 305 sqm approx



4 Pardalote CI SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$580,000
Method: Auction Sale
Date: 19/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 404 sqm approx