

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

28 Stagecoach Boulevard, South Morang Vic 3752

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$716,500

Property Type

House

Suburb

South Morang

Period - From

01/10/2020

to

30/09/2021

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	15 Songbird Cr SOUTH MORANG 3752	\$701,000	23/07/2021
2	6 Flying Fox Tce SOUTH MORANG 3752	\$695,000	19/07/2021
3	11 Featherpark Tce SOUTH MORANG 3752	\$645,500	24/07/2021

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:

23/11/2021 17:31

28 Stagecoach Boulevard, South Morang Vic 3752

William Verhagen

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Indicative Selling Price

\$680,000 - \$720,000

Median House Price

Year ending September 2021: \$716,500



Rooms: 5

Property Type: House (Res)

Land Size: 503.561 sqm approx

Agent Comments

Comparable Properties



15 Songbird Cr SOUTH MORANG 3752
(REI/VG)

Agent Comments



Price: \$701,000

Method: Sold Before Auction

Date: 23/07/2021

Property Type: House (Res)

Land Size: 349 sqm approx

6 Flying Fox Tce SOUTH MORANG 3752
(REI/VG)

Agent Comments



Price: \$695,000

Method: Sold Before Auction

Date: 19/07/2021

Property Type: House (Res)

Land Size: 532 sqm approx



11 Featherpark Tce SOUTH MORANG 3752
(REI/VG)

Agent Comments



Price: \$645,500

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 408 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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