

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

1 Atlier Place, South Morang Vic 3752

Indicative selling price

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

Range between \$610,000

&

\$660,000

Median sale price

Median price \$742,000

Property Type House

Suburb South Morang

Period - From 01/04/2021

to

30/06/2021

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	1/10 Loveridge Way SOUTH MORANG 3752	\$670,000	20/05/2021
2	3/18 Harmony Dr SOUTH MORANG 3752	\$650,000	31/05/2021
3	12 Pommel Cr EPPING 3076	\$645,000	14/08/2021

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:

27/09/2021 16:26



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Property Type: House
Land Size: 338 sqm approx
Agent Comments

Indicative Selling Price
\$610,000 - \$660,000
Median House Price
June quarter 2021: \$742,000

Comparable Properties



1/10 Loveridge Way SOUTH MORANG 3752 (REI/VG)

Agent Comments

3 2 2

Price: \$670,000
Method: Auction Sale
Date: 20/05/2021
Property Type: Townhouse (Res)



3/18 Harmony Dr SOUTH MORANG 3752 (VG)

Agent Comments

3 - -

Price: \$650,000
Method: Sale
Date: 31/05/2021
Property Type: Unit



12 Pommel Cr EPPING 3076 (REI)

Agent Comments

3 1 3

Price: \$645,000
Method: Auction Sale
Date: 14/08/2021
Property Type: House (Res)
Land Size: 558 sqm approx