

# 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

21 Auburn Road, 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)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$605,500

Property Type House

Suburb South Morang

Period - From 01/07/2019

to 30/09/2019

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	1 Sian Ct SOUTH MORANG 3752	\$700,000	21/10/2019
2	10 Junor Ct SOUTH MORANG 3752	\$687,000	09/11/2019
3	23 Auburn Rd SOUTH MORANG 3752	\$680,000	06/07/2019

**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:

20/12/2019 12:36



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 544 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$715,000

**Median House Price**

September quarter 2019: \$605,500

## Comparable Properties



**1 Sian Ct SOUTH MORANG 3752 (REI)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 21/10/2019

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 555 sqm approx



**10 Junor Ct SOUTH MORANG 3752 (REI)**

Agent Comments



**Price:** \$687,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 545 sqm approx

**23 Auburn Rd SOUTH MORANG 3752 (REI/VG)** Agent Comments



**Price:** \$680,000

**Method:** Auction Sale

**Date:** 06/07/2019

**Property Type:** House

**Land Size:** 544 sqm approx