

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

27 GRATTAN Street, South Morang Vic 3752

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$636,000

Property Type House

Suburb South Morang

Period - From 01/04/2019

to 31/03/2020

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	12 Barmah Dr SOUTH MORANG 3752	\$677,500	07/03/2020
2	36 Grattan St SOUTH MORANG 3752	\$600,000	29/01/2020
3	565 The Lakes Blvd SOUTH MORANG 3752	\$592,500	22/02/2020

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:

26/06/2020 15:43



 3  2  2

Property Type: House

Land Size: 433 sqm approx

Agent Comments

An immaculate family home in a central location with approx. 15 min walk to Hawkstowe Train Station. Perfect for the home owner or budding investor.

Comparable Properties



12 Barmah Dr SOUTH MORANG 3752 (REI/VG) Agent Comments

 3  2  2

Price: \$677,500

Method: Auction Sale

Date: 07/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 490 sqm approx

36 Grattan St SOUTH MORANG 3752 (REI/VG) Agent Comments

 3  2  1

Price: \$600,000

Method: Private Sale

Date: 29/01/2020

Rooms: 5

Property Type: House

Land Size: 336 sqm approx



565 The Lakes Blvd SOUTH MORANG 3752 (REI/VG) Agent Comments

 3  2  2

Price: \$592,500

Method: Auction Sale

Date: 22/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 417 sqm approx