

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

38 Barmah Drive, South Morang Vic 3752

Indicative selling price

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

Range between

\$550,000

&

\$580,000

Median sale price

Median price

\$634,000

House

X

Unit

Suburb

South Morang

Period - From

01/04/2018

to

31/03/2019

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	9 Divagate Av DOREEN 3754	\$660,000	06/03/2019
2	30 Barmah Dr SOUTH MORANG 3752	\$603,000	19/12/2018
3	31 Mango Cr MERENDA 3754	\$550,000	13/05/2019

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.



 4  2  2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$550,000 - \$580,000
Median House Price
Year ending March 2019: \$634,000

Comparable Properties



9 Divagate Av DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$660,000
Method: Private Sale
Date: 06/03/2019
Rooms: 10
Property Type: House
Land Size: 400 sqm approx



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

 4  2  2

Price: \$603,000
Method: Private Sale
Date: 19/12/2018
Rooms: 5
Property Type: House
Land Size: 375 sqm approx



31 Mango Cr MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$550,000
Method: Sold After Auction
Date: 13/05/2019
Rooms: -
Property Type: House
Land Size: 415 sqm approx