

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

12 METHVEN AVENUE, SOUTH MORANG, VIC

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 METHVEN AVENUE, SOUTH MORANG,  **3**  **2**  **2**

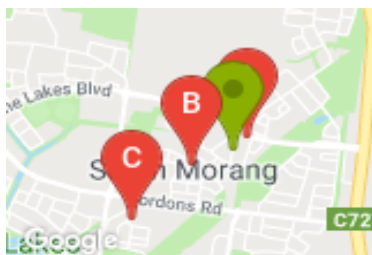
Indicative Selling Price

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

Price Range: **500,000 to 550,000**

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$631,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



320 THE LAKES BVD, SOUTH MORANG, VIC

 **3**  **2**  **2**

Sale Price

\$555,000

Sale Date: 06/02/2018

Distance from Property: 122m



33 COLERIDGE WAY, SOUTH MORANG, VIC

 **4**  **2**  **2**

Sale Price

\$550,000

Sale Date: 17/03/2018

Distance from Property: 293m



20 AUBURN RD, SOUTH MORANG, VIC 3752

 **3**  **2**  **2**

Sale Price

***\$552,000**

Sale Date: 26/05/2018

Distance from Property: 831m



This report has been compiled on 26/07/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 METHVEN AVENUE, SOUTH MORANG, VIC

Indicative selling price

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

Price Range:

500,000 to 550,000

Median sale price

Median price

\$631,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
320 THE LAKES BVD, SOUTH MORANG, VIC 3752	\$555,000	06/02/2018
33 COLERIDGE WAY, SOUTH MORANG, VIC 3752	\$550,000	17/03/2018
20 AUBURN RD, SOUTH MORANG, VIC 3752	*\$552,000	26/05/2018