

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 JEZWING AVENUE, SOUTH MORANG,

3 2 2

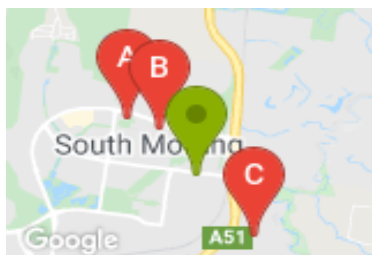
Indicative Selling Price

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

Price Range: \$640,000 to \$704,000

Provided by: Julian Carvalho, Harcourts Rata & Co

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$743,000

01 July 2021 to 31 December 2021

Provided by: pricerfinder

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.

11 HAVEN CL, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

\$682,000

Sale Date: 10/11/2021

Distance from Property: 1.2km



14 DOLPHIN DR, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

\$680,000

Sale Date: 09/11/2021

Distance from Property: 825m



VICTORIAN RESTRICTIONS			
Inspections	Auctions	Safety measures	Appointments
<ul style="list-style-type: none"> Inspections at an open house and inspection, the fully vaccinated people in waiting rooms and will receive a printed list of the property. Only fully vaccinated people can attend an inspection. All attendees must check in using the Service Victoria app. Attendees must show evidence of their vaccination status, in the form of their COVID-19 Digital Certificate (or medical exemption displayed through MyGov, Service Victoria, smartphone wallet or a printed version). People who are not vaccinated and wish to participate in the inspection should contact the agent for details of how they can attend virtually. 	<ul style="list-style-type: none"> Auctions can take place indoors with a one person per four square metre density limit and outdoor auctions are one person per two to four metres squared in 500 people. Only fully vaccinated people can attend an auction. All attendees must check in using the Service Victoria app. Attendees must show evidence of their vaccination status, in the form of their COVID-19 Digital Certificate (or medical exemption displayed through MyGov, Service Victoria, smartphone wallet or a printed version). People who are not vaccinated and wish to participate in the auction should contact the agent for details of how they can attend virtually. 	<ul style="list-style-type: none"> To help prevent the spread of COVID-19, everyone is required to wear a mask and maintain a 1.5 metre distance from each other. Check in using the Service Victoria app on the QR code provided. Do not meet with representatives or agents if you have any potential COVID-19 symptoms or have come into contact with someone who has been diagnosed or suspected in the last 14 days. Please ask your agent for further information on these safety measures. 	<ul style="list-style-type: none"> If you are attending with an agent, maintain a 1.5 metre distance from them, the person to any other person. Best assumed will be made with you if not wearing a mask or COVID-19. We are always here to help.

48 HIGHVIEW DR, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

\$710,000

Sale Date: 06/11/2021

Distance from Property: 1.2km



This report has been compiled on 02/02/2022 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2022 - www.pricerfinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 JEZWING AVENUE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

\$640,000 to \$704,000

Median sale price

Median price

\$743,000

Property type

House

Suburb

SOUTH MORANG

Period

01 July 2021 to 31 December 2021

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

11 HAVEN CL, SOUTH MORANG, VIC 3752	\$682,000	10/11/2021
14 DOLPHIN DR, SOUTH MORANG, VIC 3752	\$680,000	09/11/2021
48 HIGHVIEW DR, SOUTH MORANG, VIC 3752	\$710,000	06/11/2021

This Statement of Information was prepared on:

02/02/2022