



STATEMENT OF INFORMATION

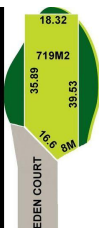
20 EDEN COURT, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 EDEN COURT, SOUTH MORANG, VIC

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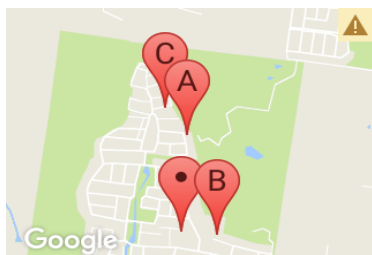
Indicative Selling Price

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

Price Range: **540,000 to 580,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (Vacant Land)

\$400,000

01 July 2016 to 30 June 2017

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.



21 DELPHI AVE, SOUTH MORANG, VIC 3752

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Sale Price

\$580,000

Sale Date: 30/05/2017

Distance from Property: 696m



5 SKYLINE DR, SOUTH MORANG, VIC 3752

 1
  1
  -

Sale Price

\$576,500

Sale Date: 09/07/2016

Distance from Property: 242m



6 BIRDSEYE PDE, SOUTH MORANG, VIC 3752

 4
  2
  2

Sale Price

\$546,000

Sale Date: 19/11/2016

Distance from Property: 892m



This report has been compiled on 10/07/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

20 EDEN COURT, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range: 540,000 to 580,000

Median sale price

Median price

\$400,000

House

Unit

Suburb

SOUTH MORANG

Period

01 July 2016 to 30 June 2017

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
21 DELPHI AVE, SOUTH MORANG, VIC 3752	\$580,000	30/05/2017
5 SKYLINE DR, SOUTH MORANG, VIC 3752	\$576,500	09/07/2016
6 BIRDSEYE PDE, SOUTH MORANG, VIC 3752	\$546,000	19/11/2016