

# 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 John Ryan Drive, South Morang Vic 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price

\$736,000

Property Type

House

Suburb

South Morang

Period - From

01/07/2021

to

30/09/2021

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	3 Bushmans Way SOUTH MORANG 3752	\$675,000	10/08/2021
2	12 Fantail PI SOUTH MORANG 3752	\$640,000	03/09/2021
3	1/885 Plenty Rd SOUTH MORANG 3752	\$591,000	03/09/2021

**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:

29/11/2021 13:24



 3    1    1

**Property Type:** House  
**Land Size:** 271 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$649,000  
**Median House Price**  
September quarter 2021: \$736,000

## Comparable Properties



**3 Bushmans Way SOUTH MORANG 3752 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 10/08/2021  
**Property Type:** House  
**Land Size:** 306 sqm approx



**12 Fantail PI SOUTH MORANG 3752 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$640,000  
**Method:** Sold Before Auction  
**Date:** 03/09/2021  
**Property Type:** House (Res)  
**Land Size:** 456 sqm approx



**1/885 Plenty Rd SOUTH MORANG 3752 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$591,000  
**Method:** Sale  
**Date:** 03/09/2021  
**Property Type:** Unit

**Account - Ristic RE** | P: 03 9436 0888 | F: 03 9436 0088