

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

15 Kestrel Road, South Morang Vic 3752

Indicative selling price

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

Range between \$430,000

&

\$473,000

Median sale price

Median price \$441,500

Property Type Unit

Suburb South Morang

Period - From 28/05/2019

to

27/05/2020

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	23 Vautier PI SOUTH MORANG 3752	\$540,000	26/03/2020
2	20 Lazar Gr SOUTH MORANG 3752	\$490,000	26/03/2020
3	2/7 Kumara Cirt SOUTH MORANG 3752	\$465,000	14/03/2020

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:

28/05/2020 13:38



3 2 2

Property Type: unit
Land Size: 272 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$473,000
Median Unit Price
28/05/2019 - 27/05/2020: \$441,500

Comparable Properties



23 Vautier PI SOUTH MORANG 3752 (REI/VG) **Agent Comments**

3 2 2

Price: \$540,000
Method: Private Sale
Date: 26/03/2020
Rooms: 5
Property Type: House
Land Size: 312 sqm approx



20 Lazar Gr SOUTH MORANG 3752 (REI/VG) **Agent Comments**

3 2 2

Price: \$490,000
Method: Sold Before Auction
Date: 26/03/2020
Rooms: 4
Property Type: House
Land Size: 314 sqm approx



2/7 Kumara Cirt SOUTH MORANG 3752 (REI) **Agent Comments**

3 2 2

Price: \$465,000
Method: Auction Sale
Date: 14/03/2020
Rooms: 4
Property Type: Townhouse (Res)