## 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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$430,000		&		\$473,000			
Median sale p	rice							
Median price	\$441,500	Pro	operty Type	Unit			Suburb	South Morang
Period - From	28/05/2019	to	27/05/2020		So	urce	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.

Ade	dress 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









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



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



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



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

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.