

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

23 Rosella Walk, South Morang Vic 3752

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$633,000 Property Type House Suburb South Morang

Period - From 01/04/2020 to 30/06/2020 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	2 Reece Ct SOUTH MORANG 3752	\$665,000	28/04/2020
2	83 Thomas St SOUTH MORANG 3752	\$599,999	22/05/2020
3	7 Chandler Dr SOUTH MORANG 3752	\$560,200	13/06/2020

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:

31/07/2020 10:00



Property Type: House (Previously Occupied - Detached)

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



2 Reece Ct SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$665,000

Method: Sale by Tender

Date: 28/04/2020

Property Type: House

Land Size: 508 sqm approx



83 Thomas St SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$599,999

Method: Private Sale

Date: 22/05/2020

Rooms: 4

Property Type: House

Land Size: 731 sqm approx



7 Chandler Dr SOUTH MORANG 3752 (REI)

Agent Comments



Price: \$560,200

Method: Auction Sale

Date: 13/06/2020

Rooms: 5

Property Type: House (Res)

Land Size: 455 sqm approx