

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

102/2 Vangelica Way, South Morang Vic 3752

Indicative selling price

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

Range between \$270,000 & \$290,000

Median sale price*

Median price House Unit Suburb

Period - From to Source

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	16/877 Plenty Rd SOUTH MORANG 3752	\$290,000	15/08/2018
2	204/36 Rowell Dr MERNDA 3754	\$289,000	24/05/2018
3	2/8 Munro St LALOR 3075	\$287,000	02/06/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$270,000 - \$290,000

No median price available

Comparable Properties



16/877 Plenty Rd SOUTH MORANG 3752 (REI) **Agent Comments**



Price: \$290,000

Method: Private Sale

Date: 15/08/2018

Rooms: -

Property Type: Unit

Land Size: 152 sqm approx

204/36 Rowell Dr MERNDA 3754 (VG)

Agent Comments



Price: \$289,000

Method: Sale

Date: 24/05/2018

Rooms: -

Property Type: Unit



2/8 Munro St LALOR 3075 (REI/VG)

Agent Comments



Price: \$287,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 3

Property Type: Unit