

MILLERSHIP & CO.



It's not about us,
it's about you.

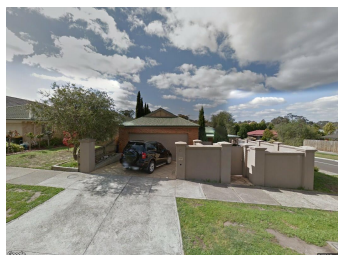
STATEMENT OF INFORMATION

65 JOHN RYAN DRIVE, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



65 JOHN RYAN DRIVE, SOUTH MORANG,



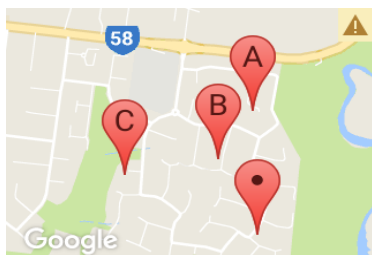
Indicative Selling Price

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

Price Range: 570,000 to 620,000

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$575,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



10 APPLEBERRY PL, SOUTH MORANG, VIC



Sale Price

***\$621,000**

Sale Date: 02/10/2017

Distance from Property: 443m



19 ROSELLA WALK, SOUTH MORANG, VIC



Sale Price

***\$610,000**

Sale Date: 13/11/2017

Distance from Property: 301m



3 ROBIN PL, SOUTH MORANG, VIC 3752



Sale Price

\$612,000

Sale Date: 29/07/2017

Distance from Property: 483m



This report has been compiled on 16/11/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

65 JOHN RYAN DRIVE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

570,000 to 620,000

Median sale price

Median price

\$575,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
10 APPLEBERRY PL, SOUTH MORANG, VIC 3752	*\$621,000	02/10/2017
19 ROSELLA WALK, SOUTH MORANG, VIC 3752	*\$610,000	13/11/2017
3 ROBIN PL, SOUTH MORANG, VIC 3752	\$612,000	29/07/2017