

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

12 Obar Crescent, South Morang Vic 3752

Indicative selling price

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

Range between

\$570,000

&

\$610,000

Median sale price

Median price

\$650,500

Property Type

House

Suburb

South Morang

Period - From

01/10/2019

to

30/09/2020

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	3 Peacock CI MILL PARK 3082	\$617,000	19/12/2020
2	1 Turner Ct SOUTH MORANG 3752	\$605,000	21/11/2020
3	23 Rosella Wik SOUTH MORANG 3752	\$600,000	12/10/2020

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:

11/01/2021 12:53



 3  1  1

Property Type: House
Land Size: 573 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median House Price
Year ending September 2020: \$650,500

Comparable Properties



3 Peacock CI MILL PARK 3082 (REI)

Agent Comments

 3  1  2

Price: \$617,000
Method: Auction Sale
Date: 19/12/2020
Property Type: House (Res)
Land Size: 609 sqm approx



1 Turner Ct SOUTH MORANG 3752 (REI/VG)

Agent Comments

 3  1  1

Price: \$605,000
Method: Auction Sale
Date: 21/11/2020
Rooms: 5
Property Type: House (Res)
Land Size: 570 sqm approx

23 Rosella Wlk SOUTH MORANG 3752 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 12/10/2020
Property Type: House (Res)
Land Size: 596 sqm approx