

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

14 The Avenue,  
SOUTH MORANG 3752

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$485,000 -  
\$525,000**

### Median sale price

Median **House** for **SOUTH MORANG** for period **Aug 2017 - Aug 2017**  
Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$556,500**

### 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 the most comparable to the property for sale.

**43 Rolain Avenue,**  
South Morang 3752

**Price \$510,000** Sold 17 June 2017

**42 Twin River Drive,**  
South Morang 3752

**Price \$569,000** Sold 08 June 2017

**27 Bushmans Way,**  
South Morang 3752

**Price \$500,000** Sold 02 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).

### Contact agents

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