

# 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

66 Grange Drive, South Morang Vic 3752

### Indicative selling price

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

Range between \$595,000

&

\$654,500

### Median sale price

Median price \$628,000

Property Type House

Suburb South Morang

Period - From 01/01/2019

to 31/12/2019

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	22 Kestrel Rd SOUTH MORANG 3752	\$647,000	16/11/2019
2	11 Comata Way SOUTH MORANG 3752	\$629,500	27/11/2019
3	4 Jardier Tce SOUTH MORANG 3752	\$625,000	01/11/2019

**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:

28/01/2020 10:56



 3  2  2

**Property Type:** House  
**Land Size:** 560 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$654,500  
**Median House Price**  
Year ending December 2019: \$628,000

## Comparable Properties

**22 Kestrel Rd SOUTH MORANG 3752 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$647,000  
**Method:** Auction Sale  
**Date:** 16/11/2019  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx



**11 Comata Way SOUTH MORANG 3752 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$629,500  
**Method:** Private Sale  
**Date:** 27/11/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 564 sqm approx

**4 Jardier Tce SOUTH MORANG 3752 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 01/11/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 525 sqm approx