

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

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