









Rooms:

Property Type: Land Land Size: 604 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$579,000

**Median House Price** March quarter 2017: \$590,000

# Comparable Properties



10 Kipping Rise SOUTH MORANG 3752

(REI/VG)







Price: \$591,000 Method: Auction Sale Date: 26/02/2017 Rooms: 5

Property Type: House (Res) Land Size: 624 sqm approx

**Agent Comments** 



4 Walsh Ct MILL PARK 3082 (REI)





Price: \$577.000 Method: Auction Sale Date: 13/05/2017

Rooms: 5

Property Type: House (Res)

**Agent Comments** 



9 Parkside Vw SOUTH MORANG 3752 (REI/VG) Agent Comments







Price: \$568,000 Method: Auction Sale Date: 25/02/2017

Rooms: -

Property Type: House (Res) Land Size: 587 sqm approx

**Account** - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 01/07/2017 12:11



#### 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	1 Kakadu View, South Morang Vic 3752
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$590,000	Н	ouse	Х	Su	burb	South Morang
Period - From 0	01/01/2017	to	31/03/20	17	Source	REIV	1

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Kipping Rise SOUTH MORANG 3752	\$591,000	26/02/2017
4 Walsh Ct MILL PARK 3082	\$577,000	13/05/2017
9 Parkside Vw SOUTH MORANG 3752	\$568,000	25/02/2017



