



**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)**

Agent Comments



**Price:** \$591,000  
**Method:** Auction Sale  
**Date:** 26/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 624 sqm approx



**4 Walsh Ct MILL PARK 3082 (REI)**

Agent Comments



**Price:** \$577,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**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



## 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

1 Kakadu View, 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)

Single price

\$579,000

#### Median sale price

Median price

\$590,000

House

X

Suburb

South Morang

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### 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