

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

102 Stagecoach Boulevard, South Morang Vic 3752

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price

\$742,000

Property Type

House

Suburb

South Morang

Period - From

01/04/2021

to

30/06/2021

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	27 Chandler Dr SOUTH MORANG 3752	\$885,000	22/05/2021
2	105 Stagecoach Blvd SOUTH MORANG 3752	\$836,000	30/06/2021
3	37 Cobblestone Dr SOUTH MORANG 3752	\$818,000	29/05/2021

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:

17/08/2021 17:04



 4  2  2

Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
June quarter 2021: \$742,000

Comparable Properties



27 Chandler Dr SOUTH MORANG 3752
(REI/VG)

Agent Comments

 4  2  2

Price: \$885,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 584 sqm approx



105 Stagecoach Blvd SOUTH MORANG 3752
(REI)

Agent Comments

 4  2  2

Price: \$836,000
Method: Auction Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 480 sqm approx



37 Cobblestone Dr SOUTH MORANG 3752
(REI/VG)

Agent Comments

 4  2  2

Price: \$818,000
Method: Sold Before Auction
Date: 29/05/2021
Property Type: House (Res)
Land Size: 545 sqm approx