Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

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	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale







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



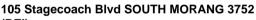
27 Chandler Dr SOUTH MORANG 3752 (REI/VG)

Price: \$885,000

Method: Auction Sale Date: 22/05/2021 Property Type: House (Res)

Land Size: 584 sqm approx

Agent Comments



(REI)





Price: \$836.000 Method: Auction Sale Date: 30/06/2021

Property Type: House (Res) Land Size: 480 sqm approx

Agent Comments



37 Cobblestone Dr SOUTH MORANG 3752

(REI/VG)





Agent Comments

Price: \$818,000

Method: Sold Before Auction

Date: 29/05/2021

Property Type: House (Res) Land Size: 545 sqm approx

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