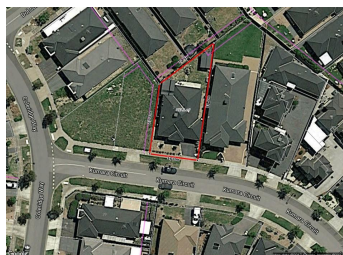


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 KUMARA CIRCUIT, SOUTH MORANG,

4 2 2

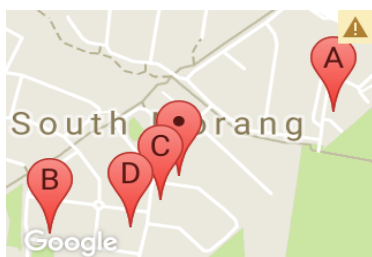
Indicative Selling Price

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

Price Range: \$580,000 to \$630,000

Provided by: Carmel Puttyfoot, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$600,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 KAKADU VIEW, SOUTH MORANG, VIC

4 2 2

Sale Price

***\$567,000**

Sale Date: 10/07/2017

Distance from Property: 277m



3 HANMER DR, SOUTH MORANG, VIC

4 2 2

Sale Price

***\$599,000**

Sale Date: 16/09/2017

Distance from Property: 236m



18 COLERIDGE WAY, SOUTH MORANG,

4 2 2

Sale Price

***\$600,000**

Sale Date: 19/08/2017

Distance from Property: 52m



This report has been compiled on 02/10/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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11 COLERIDGE WAY, SOUTH MORANG,

 4  2  2

Sale Price

***\$630,500**

Sale Date: 04/07/2017

Distance from Property: 122m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 KUMARA CIRCUIT, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

\$580,000 to \$630,000

Median sale price

Median price

\$600,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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 KAKADU VIEW, SOUTH MORANG, VIC 3752	*\$567,000	10/07/2017
3 HANMER DR, SOUTH MORANG, VIC 3752	*\$599,000	16/09/2017
18 COLERIDGE WAY, SOUTH MORANG, VIC 3752	*\$600,000	19/08/2017
11 COLERIDGE WAY, SOUTH MORANG, VIC 3752	*\$630,500	04/07/2017