

**MILLERSHIP & CO.**



It's not about us,  
it's about you.

## **STATEMENT OF INFORMATION**

18 BRACKEN WAY, SOUTH MORANG, VIC 3752

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 BRACKEN WAY, SOUTH MORANG, VIC**  4  2  2

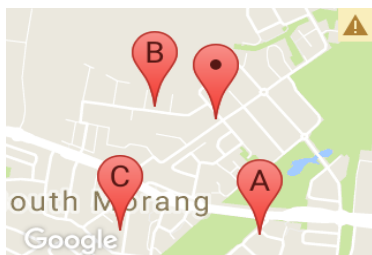
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 590,000 to 649,000**

Provided by: Wayne Millership, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**SOUTH MORANG, VIC, 3752**

Suburb Median Sale Price (House)

**\$598,500**

01 April 2017 to 30 September 2017

Provided by: 

## 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.



**58 MIRRABUCCA PROM, SOUTH MORANG,**

 4  2  2

Sale Price

**\*\$615,000**

Sale Date: 02/09/2017

Distance from Property: 438m



**16 LEWINS RAIL AVE, SOUTH MORANG, VIC**

 4  2  2

Sale Price

**\*\$665,000**

Sale Date: 22/08/2017

Distance from Property: 204m



**7 METHVEN AVE, SOUTH MORANG, VIC 3752**

 4  2  2

Sale Price

**\*\$650,199**

Sale Date: 15/08/2017

Distance from Property: 508m



This report has been compiled on 30/10/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

18 BRACKEN WAY, 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)

Price Range:

590,000 to 649,000

Median sale price

Median price

\$598,500

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
58 MIRRABUCCA PROM, SOUTH MORANG, VIC 3752	*\$615,000	02/09/2017
16 LEWINS RAIL AVE, SOUTH MORANG, VIC 3752	*\$665,000	22/08/2017
7 METHVEN AVE, SOUTH MORANG, VIC 3752	*\$650,199	15/08/2017