



# STATEMENT OF INFORMATION

20 BLUESTONE COURT, SOUTH MORANG, VIC 3752

PREPARED BY MILLERSHIP & CO PTY LTD, 17 GORGE ROAD SOUTH MORANG

**MILLERSHIP & CO.**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 BLUESTONE COURT, SOUTH MORANG,**  4  2  2

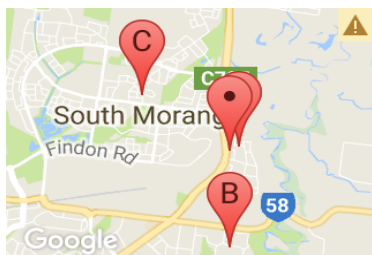
### Indicative Selling Price

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

**Price Range:** **580,000 to 630,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**SOUTH MORANG, VIC, 3752**

Suburb Median Sale Price (House)

**\$575,000**

01 October 2016 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.



**17 ROMINA WAY, SOUTH MORANG, VIC**  4  2  2

Sale Price

**\*\$631,500**

Sale Date: 16/09/2017

Distance from Property: 139m



**1 WHISTLER WALK, SOUTH MORANG, VIC**  4  2  2

Sale Price

**\*\$631,000**

Sale Date: 14/10/2017

Distance from Property: 1.4km



**11 COLERIDGE WAY, SOUTH MORANG,**  4  2  2

Sale Price

**\*\$630,500**

Sale Date: 04/07/2017

Distance from Property: 1.4km



This report has been compiled on 13/11/2017 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

20 BLUESTONE COURT, 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:

580,000 to 630,000

Median sale price

Median price

\$575,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 October 2016 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
17 ROMINA WAY, SOUTH MORANG, VIC 3752	*\$631,500	16/09/2017
1 WHISTLER WALK, SOUTH MORANG, VIC 3752	*\$631,000	14/10/2017
11 COLERIDGE WAY, SOUTH MORANG, VIC 3752	*\$630,500	04/07/2017