

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

19 Portobello Terrace, South Morang Vic 3752

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$636,000

Property Type

House

Suburb

South Morang

Period - From

01/04/2019

to

31/03/2020

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	13 Community Cr SOUTH MORANG 3752	\$735,000	30/01/2020
2	33 Auburn Rd SOUTH MORANG 3752	\$720,000	30/11/2019
3	17 Luxor Cl SOUTH MORANG 3752	\$708,000	15/04/2020

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:

22/04/2020 16:42



4 2 2

Property Type: House (Res)

Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price

\$720,000

Median House Price

Year ending March 2020: \$636,000

Comparable Properties



13 Community Cr SOUTH MORANG 3752 (REI/VG)

Agent Comments

4 2 2

Price: \$735,000

Method: Private Sale

Date: 30/01/2020

Rooms: 6

Property Type: House

Land Size: 751 sqm approx



33 Auburn Rd SOUTH MORANG 3752 (REI/VG)

Agent Comments

4 2 2

Price: \$720,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 527 sqm approx



17 Luxor Ct SOUTH MORANG 3752 (REI)

Agent Comments

4 2 3

Price: \$708,000

Method: Private Sale

Date: 15/04/2020

Rooms: 6

Property Type: House

Land Size: 612 sqm approx