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	19 Portobello Terrace, South Morang Vic 3752
Including suburb and	•
postcode	

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	Pr	operty Type Ho	ouse		Suburb	South Morang
Period - From 01/04/2019	to	31/03/2020	So	urce	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

Aut	areas or comparable property	1 1100	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 CI 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



Date of sale



Rose Mickoska 0402 779 055 rose.mickoska@harcourts.com.au

> Indicative Selling Price \$720,000 Median House Price

Year ending March 2020: \$636,000



Property Type: House (Res) Land Size: 584 sqm approx Agent Comments



Comparable Properties



4 🙀 2 🛱

Price: \$735,000 Method: Private Sale Date: 30/01/2020 Rooms: 6

Property Type: House **Land Size:** 751 sqm approx

Agent Comments



33 Auburn Rd SOUTH MORANG 3752 (REI/VG) Agent Comments

4 🙀 2 🏳

Price: \$720,000 **Method:** Auction Sale **Date:** 30/11/2019

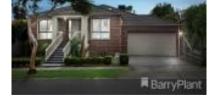
Property Type: House (Res) **Land Size:** 527 sqm approx



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Price: \$708,000 Method: Private Sale Date: 15/04/2020 Rooms: 6

Property Type: House Land Size: 612 sqm approx Agent Comments



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