

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

44 STANLEY JONES DRIVE, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 STANLEY JONES DRIVE, SOUTH

3 2 2

Indicative Selling Price

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

Price Range: 595,000 to 645,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$625,000

01 April 2017 to 31 March 2018

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.



20 KYLEMORE DR, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

***\$645,000**

Sale Date: 19/05/2018

Distance from Property: 1.1 km



30 TEATREE DR, SOUTH MORANG, VIC 3752

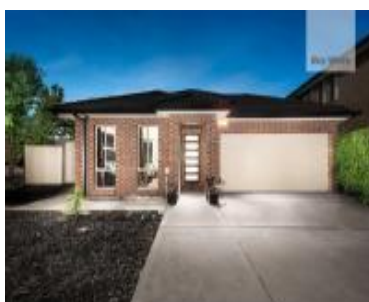
3 2 2

Sale Price

\$652,000

Sale Date: 10/02/2018

Distance from Property: 599m



36 PRINCETOWN DR, SOUTH MORANG, VIC

4 2 2

Sale Price

***\$640,000**

Sale Date: 23/06/2018

Distance from Property: 1.2km



This report has been compiled on 25/06/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

44 STANLEY JONES DRIVE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

595,000 to 645,000

Median sale price

Median price

\$625,000

House

X

Unit

Suburb

SOUTH MORANG

Period

01 April 2017 to 31 March 2018

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
20 KYLEMORE DR, SOUTH MORANG, VIC 3752	*\$645,000	19/05/2018
30 TEATREE DR, SOUTH MORANG, VIC 3752	\$652,000	10/02/2018
36 PRINCETOWN DR, SOUTH MORANG, VIC 3752	*\$640,000	23/06/2018