

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

4 ELLENDALE WAY, SOUTH MORANG, VIC 3752

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 ELLENDALE WAY, SOUTH MORANG, VIC  3  2  2

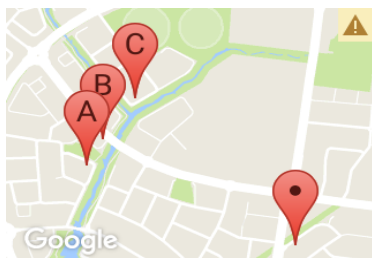
Indicative Selling Price

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

Price Range: \$550,000 to \$605,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$637,500

01 October 2017 to 31 March 2018

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.



11 ROYAL PL, SOUTH MORANG, VIC 3752

 3  2  2

Sale Price

***\$590,000**

Sale Date: 28/04/2018

Distance from Property: 738m



47 ASTAIR AVE, SOUTH MORANG, VIC 3752

 3  2  2

Sale Price

***\$600,000**

Sale Date: 28/04/2018

Distance from Property: 736m



44 TWIN RIVER DR, SOUTH MORANG, VIC

 3  2  2

Sale Price

***\$562,000**

Sale Date: 20/03/2018

Distance from Property: 743m



This report has been compiled on 14/05/2018 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

4 ELLENDALE WAY, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

\$550,000 to \$605,000

Median sale price

Median price

\$637,500

House

X

Unit


Suburb

SOUTH MORANG

Period

01 October 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
11 ROYAL PL, SOUTH MORANG, VIC 3752	*\$590,000	28/04/2018
47 ASTAIR AVE, SOUTH MORANG, VIC 3752	*\$600,000	28/04/2018
44 TWIN RIVER DR, SOUTH MORANG, VIC 3752	*\$562,000	20/03/2018