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## 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

3 Hanmer Drive, 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)

Range between \$530,000

&

\$560,000

#### Median sale price

Median price \$630,500

House

X

Unit

Suburb South Morang

Period - From 01/04/2017

to

30/06/2017

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		
2		
3		

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.



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**Indicative Selling Price**

\$530,000 - \$560,000

**Median House Price**

June quarter 2017: \$630,500



**Rooms:**

**Property Type:** House

Agent Comments

## Comparable Properties



**11a Raphael Rise SOUTH MORANG 3752 (REI)** Agent Comments



Tidy older home. Landscaped gardens. Smaller block

**Price:** \$568,000

**Method:** Private Sale

**Date:** 13/08/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 449 sqm approx



**7 Hanmer Dr SOUTH MORANG 3752 (REI/VG)** Agent Comments



Same home/floor plan. Smaller block

**Price:** \$550,000

**Method:** Private Sale

**Date:** 27/03/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 607 sqm approx

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.