

## 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 24 Clearwater View, 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 \$600,000 & \$660,000

#### Median sale price

Median price \$600,000 House X Unit Suburb South Morang

Period - From 01/10/2018 to 31/12/2018 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.



 4  2  2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 338 sqm approx

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

December quarter 2018: \$600,000

## Comparable Properties

**31 Fitzgerald Dr SOUTH MORANG 3752 (REI)**

Agent Comments

 4  2  2

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 265 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.