

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Land offered for sale

Address
Including suburb and
postcode 63 Martin Close South Morang

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Land type or class e.g. One bedroom units	Single price		Lower price		Higher price
Type 1 – 1132m ²	\$740,000	Or range between	\$*	&	\$
Type 2 – 1188m ²	\$776,000	Or range between	\$*	&	\$
Type 3 – 1007m ²	\$690,000	Or range between	\$*	&	\$
Type 4 – 906m ²	\$680,000	Or range between	\$*	&	\$
Type 5 – 908m ²	\$682,000	Or range between	\$*	&	\$
Type 6 – 901m ²	\$676,000	Or range between	\$*	&	\$
Type 7 – 515m ²	\$458,000	Or range between	\$*	&	\$
Type 8 – 517m ²	\$517,000	Or range between	\$*	&	\$
Type 9 – 519m ²	\$462,000	Or range between	\$*	&	\$
Type 10 – 522m ²	\$465,000	Or range between	\$*	&	\$
Type 11 – 594m ²	\$528,000	Or range between	\$*	&	\$
Type 12 – 672m ²	\$543,000	Or range between	\$*	&	\$
Type 13 – 770m ²	\$606,000	Or range between	\$*	&	\$
Type 14 – 410m ²	\$415,000	Or range between	\$*	&	\$
Type 15 – 413m ²	\$418,000	Or range between	\$*	&	\$
Type 16 – 373m ²	\$378,000	Or range between	\$*	&	\$
Type 17 – 464m ²	\$469,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$395,000	Suburb	South Morang
Period - From	17/06/2019	To	16/06/2020
Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three land sales that the estate agent or agent's representative considers to be most comparable to the property for sale. These land lots must be of the same type or class as the land lot for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Land type or class	Address of comparable land lot	Price	Date of sale
Type 1 – 1132m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 2 – 1188m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 3 – 1007m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 4 – 906m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 5 – 908m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 6 – 901m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020

Land type or class	Address of comparable land lot	Price	Date of sale
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 7 – 515m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 8 – 517m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 9 – 519m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 10 – 522m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 11 – 594m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 12 – 672m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 13 – 770m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
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Land type or class	Address of comparable land lot	Price	Date of sale
Type 14 – 410m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 16 – 373m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

Land type or class	Address of comparable land lot	Price	Date of sale
Type 17 – 464m ²	1 178 Cravens Road Mernda – land size 725m ²	\$418,500	14/01/2020
	2 14 Woodoak Street South Morang – land size 239m ²	\$300,000	02/04/2020
	3	\$	

This Statement of Information was prepared on:

17/06/2020 1:05pm