

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	21 Woodruff Road, South Morang Vic 3752
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Indicative selling price

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

Range between &

Median sale price

Median price	\$643,000	House	X	Unit		Suburb	South Morang
Period - From	01/10/2017	to	31/12/2017	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	6 Hanmer Dr SOUTH MORANG 3752	\$782,000	14/12/2017
2	39 Le Page Run SOUTH MORANG 3752	\$764,000	09/09/2017
3	16 Carex Way SOUTH MORANG 3752	\$755,000	02/12/2017

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: Land
Land Size: 577.649 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
December quarter 2017: \$643,000

Comparable Properties



6 Hanmer Dr SOUTH MORANG 3752 (REI)

Agent Comments

 4  2  2

Price: \$782,000
Method: Sold Before Auction
Date: 14/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 512 sqm approx

39 Le Page Run SOUTH MORANG 3752 (REI/VG)

Agent Comments

 4  2  2

Price: \$764,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House
Land Size: 550 sqm approx



16 Carex Way SOUTH MORANG 3752 (REI)

Agent Comments

 4  2  2

Price: \$755,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House
Land Size: 666 sqm approx