

## 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

44 Darius Terrace, 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

\$580,000

&

\$638,000

#### Median sale price

Median price

\$652,000

House

X

Unit

Suburb

South Morang

Period - From

01/07/2017

to

30/06/2018

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	15 Jardier Tce SOUTH MORANG 3752	\$639,999	21/07/2018
2	3 Lapwing Rd SOUTH MORANG 3752	\$622,000	30/06/2018
3	308 Findon Rd EPPING 3076	\$620,000	24/03/2018

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  
**Land Size:** 615 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$638,000  
**Median House Price**  
Year ending June 2018: \$652,000

## Comparable Properties



**15 Jardier Tce SOUTH MORANG 3752 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$639,999  
**Method:** Auction Sale  
**Date:** 21/07/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**3 Lapwing Rd SOUTH MORANG 3752 (REI)** **Agent Comments**

 4  2  2

**Price:** \$622,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 546 sqm approx



**308 Findon Rd EPPING 3076 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx