

MILLERSHIP & CO.



It's not about us,
it's about you.

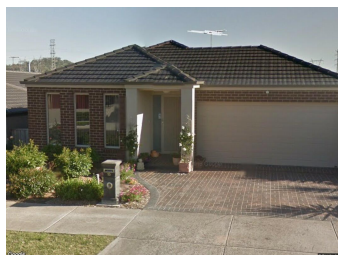
STATEMENT OF INFORMATION

15 TUROSS CRESCENT, SOUTH MORANG, VIC 3752

PREPARED BY PARIS MCCATHRION, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 TUROSS CRESCENT, SOUTH MORANG,  3  2  2

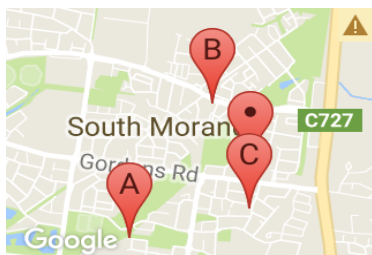
Indicative Selling Price

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

Single Price: **\$624,900**

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$643,250

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



13 KOONUNGA CRES, SOUTH MORANG, VIC  3  2  2

Sale Price

***\$616,000**

Sale Date: 21/04/2018

Distance from Property: 944m



320 THE LAKES BVD, SOUTH MORANG, VIC  3  2  2

Sale Price

\$555,000

Sale Date: 06/02/2018

Distance from Property: 521m



15 SONGBIRD CRES, SOUTH MORANG, VIC  3  2  2

Sale Price

\$556,002

Sale Date: 23/12/2017

Distance from Property: 301m



This report has been compiled on 18/06/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 TUROSS CRESCENT, SOUTH MORANG, VIC 3752

Indicative selling price

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

Single Price:

\$624,900

Median sale price

Median price

\$643,250

House

X

Unit


Suburb

SOUTH MORANG

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
13 KOONUNGA CRES, SOUTH MORANG, VIC 3752	*\$616,000	21/04/2018
320 THE LAKES BVD, SOUTH MORANG, VIC 3752	\$555,000	06/02/2018
15 SONGBIRD CRES, SOUTH MORANG, VIC 3752	\$556,002	23/12/2017