

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

12 Dolphin Drive, South Morang Vic 3752

Indicative selling price

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

Range between

\$530,000

&

\$580,000

Median sale price

Median price

\$634,000

House

X

Unit

Suburb

South Morang

Period - From

01/04/2018

to

31/03/2019

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	32 Stafford Rd SOUTH MORANG 3752	\$598,000	06/04/2019
2	20 Old Plenty Rd SOUTH MORANG 3752	\$550,000	05/01/2019
3	10 Alain Av SOUTH MORANG 3752	\$545,000	13/03/2019

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.



 3  2  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median House Price
Year ending March 2019: \$634,000

Comparable Properties

32 Stafford Rd SOUTH MORANG 3752 (REI) **Agent Comments**

 3  2  2

Price: \$598,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 350 sqm approx

20 Old Plenty Rd SOUTH MORANG 3752 (VG) **Agent Comments**

 3  -  -

Price: \$550,000
Method: Sale
Date: 05/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 326 sqm approx



10 Alain Av SOUTH MORANG 3752 (REI/VG) **Agent Comments**

 3  2  2

Price: \$545,000
Method: Private Sale
Date: 13/03/2019
Rooms: 6
Property Type: House (Res)
Land Size: 335 sqm approx