

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

1/22 Old Plenty Road, South Morang Vic 3752

Indicative selling price

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

Single price

\$515,000

Median sale price

Median price

\$480,000

Property Type

Unit

Suburb

South Morang

Period - From

01/10/2019

to

31/12/2019

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 | 15/3 Old Plenty Rd SOUTH MORANG 3752 | \$482,000 | 05/01/2020 |
| 2 | 3/881 Plenty Rd SOUTH MORANG 3752 | \$480,000 | 27/12/2019 |
| 3 | 2/881 Plenty Rd SOUTH MORANG 3752 | \$480,000 | 18/12/2019 |

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.~~

This Statement of Information was prepared on:

06/04/2020 14:43



Property Type: Unit
Agent Comments

Indicative Selling Price

\$515,000

Median Unit Price

December quarter 2019: \$480,000

Comparable Properties

**15/3 Old Plenty Rd SOUTH MORANG 3752
(REI/VG)**

Agent Comments



Price: \$482,000

Method: Private Sale

Date: 05/01/2020

Property Type: Townhouse (Res)



**3/881 Plenty Rd SOUTH MORANG 3752
(REI/VG)**

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 27/12/2019

Rooms: 4

Property Type: Townhouse (Single)

2/881 Plenty Rd SOUTH MORANG 3752 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 18/12/2019

Property Type: Townhouse (Res)

Land Size: 160 sqm approx