

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

10 APPLEBERRY PLACE, SOUTH MORANG, VIC 3752

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 APPLEBERRY PLACE, SOUTH

3 2 1

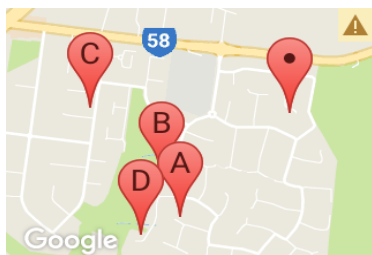
Indicative Selling Price

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

Price Range: **520,000 to 570,000**

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$575,000

01 January 2017 to 30 June 2017

Provided by: pricefinder

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.



23 KINGFISHER PL, SOUTH MORANG, VIC

3 2 2

Sale Price

***\$560,000**

Sale Date: 04/09/2017

Distance from Property: 518m



3 ROBIN PL, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

\$612,000

Sale Date: 29/07/2017

Distance from Property: 479m



61 THOMAS ST, SOUTH MORANG, VIC 3752

3 1 1

Sale Price

\$551,000

Sale Date: 23/06/2017

Distance from Property: 653m



This report has been compiled on 13/09/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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19 WARBLER WALK, SOUTH MORANG, VIC

 **3**  **2**  **1**

Sale Price

\$600,000

Sale Date: 07/06/2017

Distance from Property: 654m



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

10 APPLEBERRY PLACE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

520,000 to 570,000

Median sale price

Median price

\$575,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 January 2017 to 30 June 2017

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
23 KINGFISHER PL, SOUTH MORANG, VIC 3752	*\$560,000	04/09/2017
3 ROBIN PL, SOUTH MORANG, VIC 3752	\$612,000	29/07/2017
61 THOMAS ST, SOUTH MORANG, VIC 3752	\$551,000	23/06/2017
19 WARBLER WALK, SOUTH MORANG, VIC 3752	\$600,000	07/06/2017