



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

# STATEMENT OF INFORMATION

13 FANTAIL PLACE, SOUTH MORANG, VIC 3752 PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 13 FANTAIL PLACE, SOUTH MORANG, VIC 🕮 3 🕒 2 🚓 2

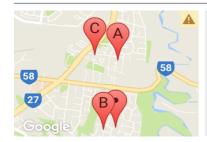
**Indicative Selling Price** 

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

560,000 to 590,000 **Price Range:** 

Provided by: Brett Sparks, Millership & Co Pty Ltd

#### **MEDIAN SALE PRICE**



# **SOUTH MORANG, VIC, 3752**

**Suburb Median Sale Price (House)** 

\$577,500

01 October 2016 to 30 September 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.



13 LEONIE CL, SOUTH MORANG, VIC 3752







Sale Price

\$579,000

Sale Date: 03/07/2017

Distance from Property: 964m





23 KINGFISHER PL, SOUTH MORANG, VIC







Sale Price

\$560,000

Sale Date: 04/09/2017

Distance from Property: 163m





14 ST JOHNS CRT, SOUTH MORANG, VIC 3752 🕮 3 🕒 2







**Sale Price** 

\*\$572,000

Sale Date: 19/08/2017

Distance from Property: 1.1km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

# Property offered for sale

Including suburb and postcode 13 FANTAIL PLACE, SOUTH MORANG, VIC 3752	9	13 FANTAIL PLACE, SOUTH MORANG, VIC 3752
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# Indicative selling price

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

Price Range: 560,000 to 590,000

### Median sale price

Median price	\$577,500	House	Χ	Unit	Suburb	SOUTH MORANG
Period	01 October 2016 to 30 September 2017		Source	pricefinder		

#### 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 LEONIE CL, SOUTH MORANG, VIC 3752	\$579,000	03/07/2017
23 KINGFISHER PL, SOUTH MORANG, VIC 3752	\$560,000	04/09/2017
14 ST JOHNS CRT, SOUTH MORANG, VIC 3752	*\$572,000	19/08/2017