



STATEMENT OF INFORMATION

18 WARBLER WALK, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 WARBLER WALK, SOUTH MORANG,

3 2 2

Indicative Selling Price

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

Price Range: 590,000 to 649,000

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$548,001

01 July 2016 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.



4 KIPPING RISE, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

***\$647,000**

Sale Date: 03/06/2017

Distance from Property: 445m



10 KIPPING RISE, SOUTH MORANG, VIC 3752

3 2 2

Sale Price

\$591,000

Sale Date: 26/02/2017

Distance from Property: 417m



3 ROBIN PL, SOUTH MORANG, VIC 3752

4 2 2

Sale Price

***\$612,000**

Sale Date: 29/07/2017

Distance from Property: 230m



This report has been compiled on 14/08/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

18 WARBLER WALK, SOUTH MORANG, VIC 3752

Indicative selling price

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Price Range:

590,000 to 649,000

Median sale price

Median price

\$548,001

House

X

Unit


Suburb

SOUTH MORANG

Period

01 July 2016 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
4 KIPPING RISE, SOUTH MORANG, VIC 3752	*\$647,000	03/06/2017
10 KIPPING RISE, SOUTH MORANG, VIC 3752	\$591,000	26/02/2017
3 ROBIN PL, SOUTH MORANG, VIC 3752	*\$612,000	29/07/2017