





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 18 WARBLER WALK, SOUTH MORANG,







**Indicative Selling Price** 

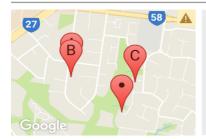
For the meaning of this price see consumer.vic.au/underquoting

**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







Sale Price

\*\$647,000

Sale Date: 03/06/2017

Distance from Property: 445m





10 KIPPING RISE, SOUTH MORANG, VIC 3752







Sale Price

\$591,000

Sale Date: 26/02/2017

Distance from Property: 417m





3 ROBIN PL, SOUTH MORANG, VIC 3752







Sale Price

\*\$612,000

Sale Date: 29/07/2017

Distance from Property: 230m



# 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<br>Including suburb and<br>postcode | 18 WARBLER WALK, SOUTH MORANG, VIC 3752 |
|---|---|
|---|---|

#### Indicative selling price

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

Price Range: 590,000 to 649,000

## Median sale price

| Median price | \$548,001                    | House |  | Unit   | Suburb | SOUTH MORANG |
|--------------|------------------------------|-------|--|--------|--------|--------------|
| Period       | 01 July 2016 to 30 June 2017 |       |  | Source | p      | ricefinder   |

## 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   |

