

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

18 Teatree Drive, South Morang Vic 3752

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$652,000

House

X

Unit

Suburb

South Morang

Period - From

01/07/2017

to

30/06/2018

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	47 Stagecoach Blvd SOUTH MORANG 3752	\$755,555	30/04/2018
2	6 Coachman Way SOUTH MORANG 3752	\$723,000	21/03/2018
3	45 Stanley Jones Dr SOUTH MORANG 3752	\$707,000	03/08/2018

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.



Rooms:
Property Type: Land
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending June 2018: \$652,000

Comparable Properties



47 Stagecoach Blvd SOUTH MORANG 3752
(REI/VG)

Agent Comments



Price: \$755,555
Method: Sold Before Auction
Date: 30/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 675 sqm approx



6 Coachman Way SOUTH MORANG 3752
(REI/VG)

Agent Comments



Price: \$723,000
Method: Sold Before Auction
Date: 21/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 565 sqm approx



45 Stanley Jones Dr SOUTH MORANG 3752
(REI)

Agent Comments



Price: \$707,000
Method: Sold Before Auction
Date: 03/08/2018
Rooms: 8
Property Type: House (Res)
Land Size: 628 sqm approx