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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Waterstone Place South Morang VIC 3752

 4  2  2

Indicative Selling Price

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

Range between \$650,000 & \$715,000

Median Sale Price




\$642,000 Houses in South morang between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic




Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






| | | | | |
|---|------------|------------------|-----------|------------------|
| 9 Osprey Views South Morang VIC 3752 | Sold Price | \$700,000 | Sold Date | 10-Nov-18 |
|  4  2  2 | | | Distance | 0.96km |



| | | | | |
|---|------------|------------------|-----------|------------------|
| 6 Stafford Road South Morang VIC 3752 | Sold Price | \$715,000 | Sold Date | 31-Oct-18 |
|  3  3  2 | | | Distance | 1.25km |



| | | | | |
|---|------------|------------------|-----------|------------------|
| 12 Eden Court South Morang VIC 3752 | Sold Price | \$754,000 | Sold Date | 08-Sep-18 |
|  4  2  2 | | | Distance | 1.34km |

RS = Recent sale UN = Undisclosed Sale

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