

STATEMENT OF INFORMATION

7/7 OLD PLENTY ROAD, SOUTH MORANG, VIC 3752

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/7 OLD PLENTY ROAD, SOUTH MORANG,  3  1  1

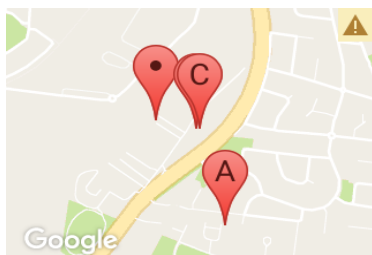
Indicative Selling Price

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

\$330,000 to \$363,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

SUBURB MEDIAN



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (Unit)

\$350,000

01 April 2016 to 31 March 2017

Provided by: 

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.



23 PACE CCT, SOUTH MORANG, VIC 3752

 3  1  1

Sale Price

***\$350,000**

Sale Date: 18/04/2017

Distance from Property: 441m



1/18 OLD PLENTY RD, SOUTH MORANG, VIC

 3  1  2

Sale Price

\$387,000

Sale Date: 27/03/2017

Distance from Property: 132m



2/18 OLD PLENTY RD, SOUTH MORANG, VIC

 3  1  2

Sale Price

\$375,000

Sale Date: 20/03/2017

Distance from Property: 144m



This report has been compiled on 05/06/2017 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

7/7 OLD PLENTY ROAD, SOUTH MORANG, VIC 3752

Indicative selling price

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

Single Price / Range

\$330,000 to \$363,000

Median sale price

Median price

\$350,000

House

Unit

X


Suburb

SOUTH MORANG

Period

01 April 2016 to 31 March 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
23 PACE CCT, SOUTH MORANG, VIC 3752	*\$350,000	18/04/2017
1/18 OLD PLENTY RD, SOUTH MORANG, VIC 3752	\$387,000	27/03/2017
2/18 OLD PLENTY RD, SOUTH MORANG, VIC 3752	\$375,000	20/03/2017