

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

53 Visage Drive, South Morang Vic 3752

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price

\$821,000

Property Type

House

Suburb

South Morang

Period - From

01/04/2024

to

30/06/2024

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	4 Birdhaven St SOUTH MORANG 3752	\$511,000	25/07/2024
2	39 Parlette Tce SOUTH MORANG 3752	\$635,500	12/08/2024
3	1 Vincent Dr SOUTH MORANG 3752	\$650,000	16/07/2024

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.~~

This Statement of Information was prepared on:

03/09/2024 14:20



 3  2  2

Property Type: House
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median House Price
June quarter 2024: \$821,000

Comparable Properties

4 Birdhaven St SOUTH MORANG 3752 (REI)

Agent Comments

 3  2  1

Price: \$511,000
Method:
Date: 25/07/2024
Property Type: House



39 Parlette Tce SOUTH MORANG 3752 (REI)

Agent Comments

 3  1  2

Price: \$635,500
Method: Auction Sale
Date: 12/08/2024
Property Type: House (Res)
Land Size: 306 sqm approx



1 Vincent Dr SOUTH MORANG 3752 (REI)

Agent Comments

 3  2  4

Price: \$650,000
Method: Private Sale
Date: 16/07/2024
Property Type: House
Land Size: 420 sqm approx

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