

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 3 Sanderling Avenue, South Morang Vic 3752

Indicative selling price

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

Range between \$470,000

&

\$490,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb South Morang

Period - From 01/10/2018

to

31/12/2018

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		
2		
3		

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.



 3  2  2

Rooms:

Property Type: House

Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price

\$470,000 - \$490,000

Median House Price

December quarter 2018: \$600,000

Comparable Properties



2 Maahu Ambli MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$495,000

Method: Private Sale

Date: 28/11/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 224 sqm approx

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.