

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

4 FLYING FOX TERRACE, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 FLYING FOX TERRACE, SOUTH

3 2 2

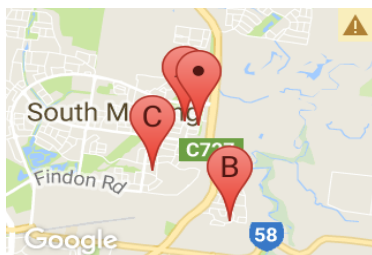
Indicative Selling Price

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

Price Range: **640,000 to 680,000**

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$623,750

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



60 TUROSS CRES, SOUTH MORANG, VIC 3752

4 2 2

Sale Price

***\$685,000**

Sale Date: 05/06/2018

Distance from Property: 184m



93 STAGECOACH BVD, SOUTH MORANG, VIC

3 2 2

Sale Price

***\$681,000**

Sale Date: 17/03/2018

Distance from Property: 1.4km



8 MYRNONG CRT, SOUTH MORANG, VIC 3752

4 2 2

Sale Price

***\$673,000**

Sale Date: 14/04/2018

Distance from Property: 891m



This report has been compiled on 12/06/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

4 FLYING FOX TERRACE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

640,000 to 680,000

Median sale price

Median price

\$623,750

House

X

Unit


Suburb

SOUTH MORANG

Period

01 April 2017 to 31 March 2018

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
60 TUROSS CRES, SOUTH MORANG, VIC 3752	*\$685,000	05/06/2018
93 STAGECOACH BVD, SOUTH MORANG, VIC 3752	*\$681,000	17/03/2018
8 MYRNONG CRT, SOUTH MORANG, VIC 3752	*\$673,000	14/04/2018