

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

4/74 Reid Street, South Morang Vic 3752

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$517,500

Property Type

Unit

Suburb

South Morang

Period - From

25/11/2022

to

24/11/2023

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	7/1 Old Plenty Rd SOUTH MORANG 3752	\$536,000	13/10/2023
2	3/74 Reid St SOUTH MORANG 3752	\$520,000	22/11/2023
3	11/868 Plenty Rd SOUTH MORANG 3752	\$505,000	07/10/2023

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:

25/11/2023 11:06



Property Type:
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

25/11/2022 - 24/11/2023: \$517,500

Comparable Properties



7/1 Old Plenty Rd SOUTH MORANG 3752 (REI) Agent Comments



Price: \$536,000
Method: Private Sale
Date: 13/10/2023
Property Type: Townhouse (Single)



3/74 Reid St SOUTH MORANG 3752 (REI) Agent Comments



Price: \$520,000
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 154 sqm approx



11/868 Plenty Rd SOUTH MORANG 3752 (REI) Agent Comments



Price: \$505,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Unit
Land Size: 204 sqm approx

Account - Love & Co