

## 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

2 Bennett Street, South Morang Vic 3752

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$650,000

#### Median sale price

Median price

\$697,000

House

X

Unit

Suburb

South Morang

Period - From

01/01/2018

to

31/03/2018

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	46 Alain Av SOUTH MORANG 3752	\$680,000	19/03/2018
2	24 Twin River Dr SOUTH MORANG 3752	\$667,500	24/03/2018
3	29 St Claire Av SOUTH MORANG 3752	\$667,000	12/04/2018

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.