

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

37 Delphi Avenue, South Morang Vic 3752

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

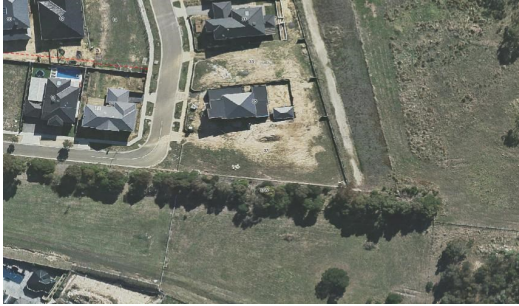
Comparable property sales (*Delete A or B below as applicable)

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	32 Meridian Dr SOUTH MORANG 3752	\$1,235,000	02/12/2017
2	14-15 Melissa Ct SOUTH MORANG 3752	\$746,000	18/11/2017
3	Lot 325/48 Highpoint Dr SOUTH MORANG 3752	\$735,000	11/11/2017

OR

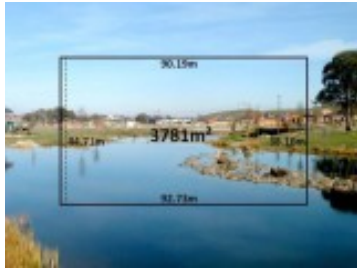
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: Land
Land Size: 1510 sqm approx
Agent Comments

Indicative Selling Price
\$799,000 - \$849,000
Median House Price
December quarter 2017: \$643,000

Comparable Properties



32 Meridian Dr SOUTH MORANG 3752 (REI) Agent Comments



Price: \$1,235,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Land
Land Size: 3781 sqm approx



14-15 Melissa Ct SOUTH MORANG 3752 (REI) Agent Comments



Price: \$746,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Land (Res)
Land Size: 1259 sqm approx

Lot 325/48 Highpoint Dr SOUTH MORANG 3752 (REI) Agent Comments



Price: \$735,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: Land
Land Size: 1000 sqm approx