

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

Indicative selling price

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

Single price

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	30 Wingspan Av SOUTH MORANG 3752	\$725,000	15/01/2018
2	8 Arrowgrass St SOUTH MORANG 3752	\$710,000	21/02/2018
3	20 Serendip Av SOUTH MORANG 3752	\$670,000	03/02/2018

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$700,000
Median House Price
December quarter 2017: \$643,000

Comparable Properties



30 Wingspan Av SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 15/01/2018
Rooms: 5
Property Type: House
Land Size: 575 sqm approx



8 Arrowgrass St SOUTH MORANG 3752 (REI)

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 21/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 541 sqm approx



20 Serendip Av SOUTH MORANG 3752 (REI)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 03/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 508 sqm approx