

33 Lamour Avenue, South Morang Vic 3752

Harcourts
Rata & Co



 2  2  1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median House Price
Year ending December 2017: \$625,000

Comparable Properties



10 Freshwater Way SOUTH MORANG 3752
(REI)

Agent Comments

 2  1  1

Price: \$520,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 3
Property Type: House (Res)

33a Lamour Av SOUTH MORANG 3752
(REI/VG)

Agent Comments

 2  2  1

Price: \$487,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: Unit
Land Size: 287 sqm approx

7/1 Vangelica Way SOUTH MORANG 3752 (VG) **Agent Comments**

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Price: \$440,000
Method: Sale
Date: 15/11/2017
Rooms: -
Property Type: Unit

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

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 10 Freshwater Way SOUTH MORANG 3752	\$520,000	10/02/2018
2 33a Lamour Av SOUTH MORANG 3752	\$487,000	23/09/2017
3 7/1 Vangelica Way SOUTH MORANG 3752	\$440,000	15/11/2017

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.~~