

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](http://consumer.vic.gov.au/underquoting)

Single price \$880,000

**Median sale price**

Median price \$697,000 House X Unit Suburb South Morang  
Period - From 01/01/2018 to 31/03/2018 Source REIV

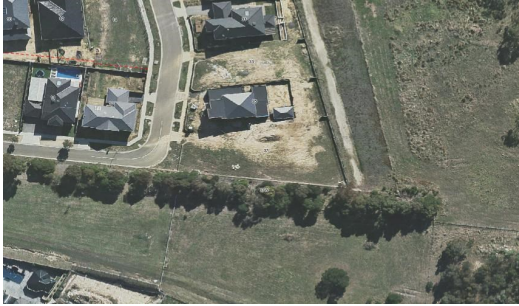
**Comparable property sales (\*Delete A or B below as applicable)**

**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	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:** 1511 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$880,000  
**Median House Price**  
March quarter 2018: \$697,000

## 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