

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	4 Box Hedge Court, South Morang Vic 3752
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Indicative selling price

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

Single price	\$750,000
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Median sale price

Median price	\$643,000	House	X	Unit		Suburb	South Morang
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

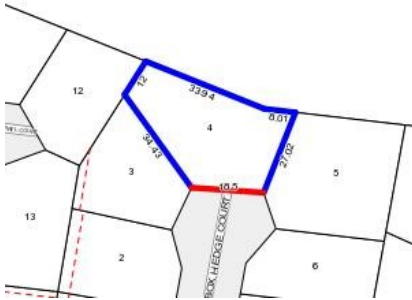
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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: 1053 sqm approx
Agent Comments

Indicative Selling Price
\$750,000
Median House Price
December quarter 2017: \$643,000

Comparable Properties



33 Delphi Av SOUTH MORANG 3752 (REI)

Agent Comments



Price: \$665,500
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: Land
Land Size: 784 sqm approx

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.