

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

27 Elysee Avenue, South Morang Vic 3752

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$697,000 House 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 16 Loxton Tce EPPING 3076	\$737,500	03/03/2018
2 9 Neddletail Cr SOUTH MORANG 3752	\$735,000	05/05/2018
3 14 Elite Way SOUTH MORANG 3752	\$711,000	16/12/2017

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: House (New - Detached)
Land Size: 564 sqm approx
Agent Comments

Indicative Selling Price
\$850,000
Median House Price
March quarter 2018: \$697,000

Comparable Properties



16 Loxton Tce EPPING 3076 (REI)

Agent Comments

3 2 2

Price: \$737,500
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 670 sqm approx

9 Neddletail Cr SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$735,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House
Land Size: 566 sqm approx



14 Elite Way SOUTH MORANG 3752 (REI/VG)

Agent Comments

4 2 2

Price: \$711,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 596 sqm approx