

102 Vincent Drive, South Morang Vic 3752

**Harcourts**

Arthur Dislakis

9436 6888

0412 731 175

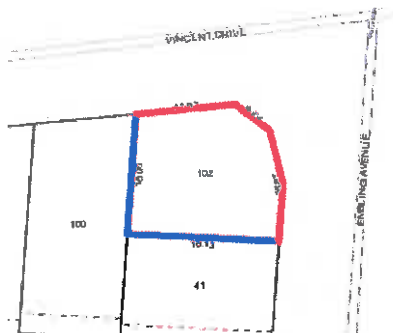
arthur.dislakis@harcourts.com.au

**Indicative Selling Price**

\$499,000 - \$535,000

**Median House Price**

March quarter 2017: \$590,000



3 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 330 sqm approx

**Agent Comments**

## Comparable Properties



**13 Yantara Wlk SOUTH MORANG 3752 (REI)**

**Agent Comments**

4 2 -

**Price:** \$530,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 387 sqm approx



**13 Bushlark Way SOUTH MORANG 3752 (REI)**

**Agent Comments**

3 2 2

**Price:** \$512,500

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 340 sqm approx



**43 Rolain Av SOUTH MORANG 3752 (REI)**

**Agent Comments**

3 1 2

**Price:** \$510,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 304 sqm approx

Account - Harcourts | P: 03 9401 1117 | F: 03 9401 1606

Generated: 23/06/2017 09:45



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## 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 102 Vincent Drive, 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)

Range between \$499,000 & \$535,000

#### Median sale price

Median price \$590,000

House X

Suburb South Morang

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
13 Yantara Wik SOUTH MORANG 3752	\$530,000	08/04/2017
13 Bushlark Way SOUTH MORANG 3752	\$512,500	25/03/2017
43 Rolain Av SOUTH MORANG 3752	\$510,000	17/06/2017