

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

1 Riverside Drive South Morang

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
3 bedroom townhouses & double garage	\$*	Or range between	\$525,000	&	\$550,000
3 bedroom townhouses & single garage	\$450,000	Or range between	\$*	&	\$
2 bedroom townhouses & single garage	\$430,000	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$373,500

Suburb South Morang

Period - From 01/01/2017

To 31/03/2017

Source PDOL

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

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bedroom townhouses & double garage	1. 16 Riverside Drive South Morang	\$ 460,000	17-12-2016
	2. 3 Gorge Road South Morang	\$ 485,000	13-11-2016
	3. 9-18 Harmony Drive South Morang	\$ 462,000	12-10-2016

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bedroom townhouses & single garage	1. 1- 35 Gordons Road South Morang	\$ 455,000	18-10-2016
	2. 9 -35 Gordons Road South Morang	\$ 455,000	25-10-2016
	3. 6-35 Gordons Road South Morang	\$ 450,000	11- 11-2016

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 bedroom townhouses & single garage	1. 111/30 Oleander Drive Mill Park	\$355,000	28/04/2017
	2. 309/40 Bush Boulevard Mill Park	\$345,000	15/12/2016
	3. 10/881 Plenty Road South Morang	\$340,000	17/12/2016

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.