



5 -

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$599,000 - \$658,900  
**Median House Price**  
March quarter 2017: \$590,000

## Comparable Properties



**6 Shapiro Rise SOUTH MORANG 3752 (REI)**

**Agent Comments**

4 2 2

**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 666 sqm

**4 Tivoli PI SOUTH MORANG 3752 (REI)**

**Agent Comments**

4 2 2

**Price:** \$626,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 580 sqm



**3 Londres Way SOUTH MORANG 3752 (REI)**

**Agent Comments**

4 2 2

**Price:** \$622,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 674 sqm

## 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: 28 Rolain 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)

Range between \$599,000

&

\$658,900

#### 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
6 Shapiro Rise SOUTH MORANG 3752	\$655,000	01/04/2017
4 Tivoli PI SOUTH MORANG 3752	\$626,000	20/05/2017
3 Londres Way SOUTH MORANG 3752	\$622,000	25/02/2017