



3 2 2

Rooms:

Property Type: House

Land Size: 545 sqm

Agent Comments

Comparable Properties

1 St Johns Ct SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$615,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 540 sqm

108 Stagecoach Blvd SOUTH MORANG 3752 (REI)

Agent Comments

3 2 2

Price: \$600,000

Method: Sold Before Auction

Date: 16/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 619 sqm



66 Grange Dr SOUTH MORANG 3752 (REI)

Agent Comments

3 2 2

Price: \$595,000

Method: Private Sale

Date: 23/12/2016

Rooms: 4

Property Type: House

Land Size: 560 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
35 Cobblestone Drive, South Morang Vic 3752

Indicative selling price

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

Range between \$550,000

&

\$605,000

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
1 St Johns Ct SOUTH MORANG 3752	\$615,000	08/04/2017
108 Stagecoach Blvd SOUTH MORANG 3752	\$600,000	16/03/2017
66 Grange Dr SOUTH MORANG 3752	\$595,000	23/12/2016