



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$380,000 - \$400,000
Median House Price
 March quarter 2017: \$590,000

Comparable Properties



44 Applegum Dr SOUTH MORANG 3752 (REI) Agent Comments



Price: \$395,000
Method: Private Sale
Date: 12/05/2017
Rooms: -
Property Type: Land
Land Size: 659 sqm



2/6 Woodfull Way EPPING 3076 (REI) Agent Comments



Price: \$385,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 281 sqm



5 Glenorchy Way SOUTH MORANG 3752 (REI) Agent Comments



Price: \$380,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 3
Property Type: House (Res)
Land Size: 192 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: 50 Lamour Avenue, South Morang Vic 3752

Indicative selling price

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

Range between \$380,000 & \$400,000

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
44 Applegum Dr SOUTH MORANG 3752	\$395,000	12/05/2017
2/6 Woodfull Way EPPING 3076	\$385,000	01/04/2017
5 Glenorchy Way SOUTH MORANG 3752	\$380,000	27/05/2017