

# 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/](http://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	\$595,000	Or range between	\$	&	\$
2 bedroom townhouses & single garage	\$480,000	Or range between	\$*	&	\$
	\$	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

\$450,000

Suburb

South Morang

Period - From

01/07/2017

30/06/2018

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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 bedroom townhouses & double garage	13/1 Riverside Dr SOUTH MORANG 3752 VIC	\$570,000	29/03/2018
	66b Gorge Rd SOUTH MORANG 3752 VIC	\$570,000	14/02/2018
	8 Law Ct SOUTH MORANG 3752 VIC	\$603,000	31/05/2018

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 bedroom townhouses & single garage	10/40 Gorge Rd SOUTH MORANG 3752 VIC	\$465,000	19/06/2018
	5/40 Gorge Rd SOUTH MORANG 3752 VIC	\$480,000	31/02/2018
	7/40 Gorge Rd SOUTH MORANG 3752 VIC	\$475,000	09/05/2018

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	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.