

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

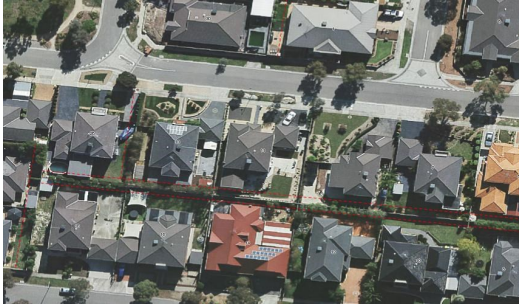
**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	28 Kestrel Rd SOUTH MORANG 3752	\$875,000	08/07/2017
2	51 Mcarthurs Rd SOUTH MORANG 3752	\$835,000	10/07/2017
3	14 Hestia Ct SOUTH MORANG 3752	\$800,000	01/07/2017

OR

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



 5    3    2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$880,000  
**Median House Price**  
September quarter 2017: \$613,500

## Comparable Properties

**28 Kestrel Rd SOUTH MORANG 3752 (REI)**   Agent Comments

 4    2    2

**Price:** \$875,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**51 Mcarthurs Rd SOUTH MORANG 3752 (REI/VG)**   Agent Comments

 4    3    2

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 10/07/2017  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 648 sqm approx

**14 Hestia Ct SOUTH MORANG 3752 (VG)**   Agent Comments

 3    -    -

**Price:** \$800,000  
**Method:** Sale  
**Date:** 01/07/2017  
**Rooms:** -  
**Property Type:** House (New - Detached)  
**Land Size:** 575 sqm approx