



STATEMENT OF INFORMATION

69A JOHN RYAN DRIVE, SOUTH MORANG, VIC-3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



69A JOHN RYAN DRIVE, SOUTH MORANG,  3  2  1

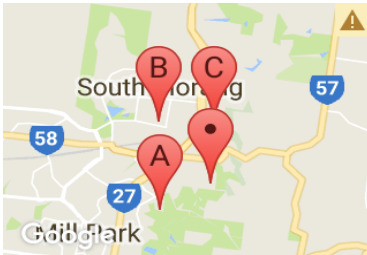
Indicative Selling Price

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

Price Range: **525,000 to 575,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$541,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



52 STOCKDALE WAY, MILL PARK, VIC 3082  3  2  2

Sale Price

***\$560,000**

Sale Date: 31/05/2017

Distance from Property: 1.5km



1 LISTER ST, SOUTH MORANG, VIC 3752  3  2  2

Sale Price

***\$522,000**

Sale Date: 10/05/2017

Distance from Property: 2.2km



27 BUSHMANS WAY, SOUTH MORANG, VIC  3  2  1

Sale Price

\$500,000

Sale Date: 20/04/2017

Distance from Property: 1.8km



This report has been compiled on 13/07/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

69A JOHN RYAN DRIVE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range: 525,000 to 575,000

Median sale price

Median price \$541,000

House

Unit

Suburb

SOUTH MORANG

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

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
52 STOCKDALE WAY, MILL PARK, VIC 3082	*\$560,000	31/05/2017
1 LISTER ST, SOUTH MORANG, VIC 3752	*\$522,000	10/05/2017
27 BUSHMANS WAY, SOUTH MORANG, VIC 3752	\$500,000	20/04/2017