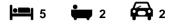
# Harcourts





Rooms: Property Type: House Agent Comments Daniel Taylor 9436 6888 0438 164 232 daniel.taylor@harcourts.com.au

> Indicative Selling Price \$740,000 - \$814,000 Median House Price March quarter 2017: \$590,000

### **Comparable Properties**



46 Jardier Tce SOUTH MORANG 3752 (REI)



Price: \$785,000 Method: Auction Sale Date: 18/02/2017 Rooms: -Property Type: House (Res)

17 Maison Tce SOUTH MORANG 3752 (REI) Agent Comments

Agent Comments



Price: \$740,000 Method: Auction Sale Date: 25/03/2017 Rooms: -Property Type: House (Res) Land Size: 664 sqm approx



17 Remington Way SOUTH MORANG 3752 Agent Comments (REI)

2 2



Price: \$730,000 Method: Auction Sale Date: 13/05/2017 Rooms: 6 Property Type: House (Res) Land Size: 1074 sqm approx

Account - Harcourts | P: 03 9401 1117 | F: 03 9401 1606

#### Generated: 28/06/2017 09:50

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





#### 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

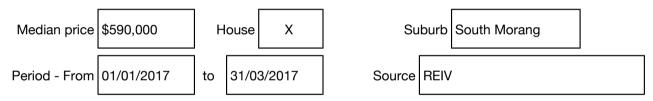
367 Gordons Road, South Morang Vic 3752

#### Indicative selling price

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

Range between \$740,000	&	\$814,000	
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#### Median sale price



#### **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
46 Jardier Tce SOUTH MORANG 3752	\$785,000	18/02/2017
17 Maison Tce SOUTH MORANG 3752	\$740,000	25/03/2017
17 Remington Way SOUTH MORANG 3752	\$730,000	13/05/2017

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propertydata

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