

Statement of Information

Sections 47AF of the Estate Agents Act 1980

1 Riverside Drive, SOUTH MORANG 3752

Unit



3 beds



2 baths



2 parking

Indicative selling price

2 bedroom townhouse & single garage Single price **\$ 430,000**

2 bedroom townhouse + rumpus & single garage Single price **\$ 450,000**

3 bedroom townhouse & double garage Range from **\$ 525,000 - \$ 550,000**

Suburb unit median sale price

Median **Unit** for **SOUTH MORANG** for period **Dec 2016 - Jun 2017**

Sourced from **Pricefinder**.

\$ 380,000

Comparable property sales

These are the three units 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 the most comparable to the property for sale.

2 bedroom townhouse & single garage

31 Pace Circuit, Price **\$ 340,000** Sold 26 April 2017
South Morang 3752

5 Glenorchy Way, Price **\$ 380,000** Sold 27 May 2017
South Morang 3752

19/830 Plenty Road, Price **\$ 409,000** Sold 18 March 2017
South Morang 3752

2 bedroom townhouse + rumpus & single garage

2/35 Gordons Road, Price **\$ 465,000** Sold 15 May 2017
South Morang 3752

9/37 Gordons Road, Price **\$ 485,000** Sold 28 April 2017
South Morang 3752

Contact agents

Anthony D'Ambros
Stockdale & Leggo

03 9401 3411 (24/7)
0411 418 008

adambros@stockdaleleggo.com.au



Stockdale & Leggo Epping

742 High Street,
Epping VIC 3076

7/35 Gordons Road,
South Morang 3752

Price **\$ 465,000** Sold 15 May 2017

3 bedroom townhouse & double garage

16 Riverside Drive,
South Morang 3752

Price **\$ 460,000** Sold 17 December 2016

86 Gorge Road,
South Morang 3752

Price **\$ 485,000** Sold 20 July 2016

33 Vincent Drive,
South Morang 3752

Price **\$ 482,000** Sold 26 November 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

