

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/ 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	\$570,000	Or range between	\$	&	\$
2 bedroom townhouses & single garage	\$475,000	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

\$613,500

Suburb

South Morang

Period - From

01/07/2017

30/09/2017

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

	Address of comparable unit	Price	Date of sale
3 bedroom townhouses & double garage	1. 7 Bussell Court, South Morang	\$ 520,000	08/11/2017
	2. 1 Jackson Street, South Morang	\$ 594,000	07/10/2017
	3. 11/3 Old Plenty Road, South Morang	\$ 516,500	21/09/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 bedroom townhouses & single garage	1. 19/74 Thomas Street, South Morang	\$ 412,500	16/12/2017
	2. 15/1 Riverside Drive, South Morang	\$ 450,000	30/10/2017
	3. 5/45 Anaconda Drive, Mill Park	\$ 488,000	21/10/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	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.