



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1 Riverside Drive, SOUTH MORANG 3752

Indicative selling price

2 bedroom townhouse & single garage Single price **\$480,000**

2 bedroom townhouse + rumpus & single garage Single price **\$480,000**

3 bedroom townhouse & double garage Single price **\$595,000**

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,
South Morang 3752

Price **\$340,000** Sold 26
April 2017

5 Glenorchy Way,
South Morang 3752

Price **\$380,000** Sold 27 May
2017

19/830 Plenty Road,
South Morang 3752

Price **\$409,000** Sold 18
March 2017

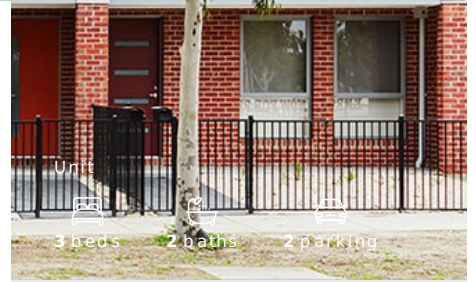
2 bedroom townhouse + rumpus & single garage

2/35 Gordons Road,
South Morang 3752

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

9/37 Gordons Road,
South Morang 3752

Price **\$485,000** Sold 28 April
2017



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Contact agents



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**Stockdale
& Leggo**

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

Additional Information

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.

