

# 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
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://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
TYPE 1: 3 bedroom townhouses & double garage	\$595,000	Or range between	\$*		\$*
TYPE 2: : 2 bedroom townhouse & single garage	\$499,000	Or range between	\$*		\$*

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$450,000	Suburb	South Morang
Period - From	01/10/2017		31/12/2017
		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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TYPE 1: 3 bedroom townhouses & double garage	1. 4/1 Riverside Drive, South Morang	\$ 550,000	27/10/2017
	2. 70 Stockdale Way, Mill Park	\$ 586,000	22/01/2018
	3. 65 John Ryan Drive, South Morang	\$ 641,000	29/11/2017

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TYPE 2: 2 bedroom townhouse & single garage	1. 17/1 Riverside Drive, South Morang	\$450,000	03/11/2017
	2. 12/3 Old Plenty Road, South Morang	\$505,000	01/12/2017
	3. 5/45 Anaconda Drive, Mill Park	\$488,000	21/10/2017

**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.