

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

5 Maison Terrace, South Morang Vic 3752

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$880,000

**Median sale price**

Median price \$613,500

House

X

Unit

Suburb South Morang

Period - From 01/07/2017

to 30/09/2017

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	28 Kestrel Rd SOUTH MORANG 3752	\$875,000	08/07/2017
2	51 Mcarthurs Rd SOUTH MORANG 3752	\$835,000	10/07/2017
3	37 Grange Dr SOUTH MORANG 3752	\$810,000	22/07/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 657 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000  
**Median House Price**  
September quarter 2017: \$613,500

## Comparable Properties

**28 Kestrel Rd SOUTH MORANG 3752 (REI)** **Agent Comments**



**Price:** \$875,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**51 Mcarthurs Rd SOUTH MORANG 3752 (REI/VG)** **Agent Comments**



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 10/07/2017  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 648 sqm approx



**37 Grange Dr SOUTH MORANG 3752 (REI/VG)** **Agent Comments**



**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx