



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

5 Amber Court, SOUTH MORANG, 3752

### Indicative selling price

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

Single Price

or range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$556,500

Property type

House

Suburb

SOUTH MORANG, 3752

Period from

31/03/2017

to

19/08/2017

Source

realestate.com.au Data supplied by RP Data Pty Ltd trading as CoreLogic (as at 7/08/17)

### Comparable property sale

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

27 Bushmans Way, SOUTH MORANG, 3752 Victoria

\$500,000

20/04/2017

8 Moremi Place, SOUTH MORANG, 3752 Victoria

\$557,000

28/02/2017

14 St Johns Court, SOUTH MORANG, 3752 Victoria

\$572,000

19/08/2017