



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$450,000 - \$495,000  
**Median House Price**  
 March quarter 2017: \$590,000

## Comparable Properties

**6/37 Gordons Rd SOUTH MORANG 3752 (REI)** Agent Comments



**Price:**  
**Method:** Private Sale  
**Date:** 10/03/2017  
**Rooms:** 10  
**Property Type:** Townhouse (Res)  
**Land Size:** 212 sqm

**Lot 9/35 Gordons Rd SOUTH MORANG 3752 (REI)** Agent Comments



**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 25/10/2016  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**11/37 Gordons Rd SOUTH MORANG 3752 (REI)** Agent Comments



**Price:**  
**Method:** Private Sale  
**Date:** 03/02/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 187 sqm

## 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

18/35 Gordans Road, 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)

Range between \$450,000 & \$495,000

#### Median sale price

Median price \$590,000

House X

Suburb South Morang

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6/37 Gordons Rd SOUTH MORANG 3752		10/03/2017
Lot 9/35 Gordons Rd SOUTH MORANG 3752	\$455,000	25/10/2016
11/37 Gordons Rd SOUTH MORANG 3752		03/02/2017