

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

						3(AF (or the Estat	e A	genis Act 1960	
Property offer	ed for s	sale										
Address Including suburb and postcode		44 Highpoint Drive, South Morang Vic 3752										
Indicative sell	ing pric	е										
For the meaning	of this p	orice see	cons	sume	er.vic.gov.	au/und	erquoting					
Range betwee	Range between \$730,000				& \$800,000							
Median sale p	rice											
Median price	\$613,50	00	Hou	se	Х	Unit	Jnit		Suburl	b So	outh Morang	
Period - From 01/07/2017 to 30/09					09/2017		Source	RE	ΞΙV			
Comparable p	roperty	sales ((*Del	ete	A or B b	elow a	s applica	ble))			
months		estate a						•	roperty for sa to be most c		the last six- arable to the	
Address of comparable property								Price		Date of sale		
1												
2												
3												
OR												

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.



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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

Property Type: Land (Res) Land Size: 1289 sqm approx

Agent Comments

Indicative Selling Price \$730,000 - \$800,000 Median House Price September quarter 2017: \$613,500

Comparable Properties

48 Highpoint Dr SOUTH MORANG 3752 (REI)

Agent Comments

Price: \$735,000 **Method:** Auction Sale **Date:** 11/11/2017

Rooms: -

Property Type: Land

Land Size: 1000 sqm approx

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.



