

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

Indicative selling price

For the meaning of this price see 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	\$570,000	Or range between	\$		\$*
TYPE 2: 2 bedroom townhouse & single garage	\$480,000	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	01/07/2018		30/06/2018
		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

	Address of comparable unit	Price	Date of sale
TYPE 1: 3 bedroom townhouses & double garage	13/1 Riverside Dr SOUTH MORANG 3752	\$570,000	29/09/2018
	28a Serenity Way SOUTH MORANG	\$521,000	04/08/2018
	3 Nirvana Dr SOUTH MORANG	\$545,800	16/06/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE 2: 2 bedroom townhouse & single garage	23/1 Riverside Dr SOUTH MORANG 3752	\$480,000	31/07/2018
	12/11 Riverside Dr SOUTH MORANG 3752	\$475,000	11/03/2018
	8/40 Gorge Rd SOUTH MORANG 3752	\$465,000	28/06/2018

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.