

Tony Ong

P 0432333937

M 0432333937

E tony.ong@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

15 Hummingbird Place South Morang VIC 3752

 4  2  2

## Indicative Selling Price

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

Range between \$510,000 & \$560,000

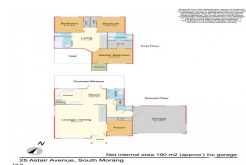











## Median Sale Price

\$625,000 Houses in South morang between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## 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.

	<b>25 Astair Avenue South Morang VIC 3752</b>		<b>Sold Price</b>	<b>\$545,000</b>	<b>Sold Date</b>	<b>23-Mar-19</b>
	 4	 2	 2		<b>Distance</b>	<b>1.82km</b>
	<b>4 Malindi Court South Morang VIC 3752</b>		<b>Sold Price <sup>RS</sup></b>	<b>\$553,000</b>	<b>Sold Date</b>	<b>06-Jul-19</b>
	 3	 2	 2		<b>Distance</b>	<b>0.12km</b>
	<b>1 Brinsley Place South Morang VIC 3752</b>		<b>Sold Price</b>	<b>\$557,000</b>	<b>Sold Date</b>	<b>03-May-19</b>
	 3	 2	 2		<b>Distance</b>	<b>1.15km</b>

RS = Recent sale

UN = Undisclosed Sale

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