

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 GABRIEL TERRACE, SOUTH MORANG, 3 2 2

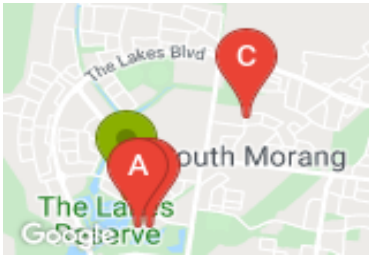
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$640,000 to \$690,000

Provided by: Mary Argiris, Stockdale & Leggo Epping

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$607,500

01 April 2019 to 30 September 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



28 CLEARWATER VIEW, SOUTH MORANG, VIC 3 2 2

Sale Price

\$605,000

Sale Date: 15/08/2019

Distance from Property: 224m



16 CLEARWATER VIEW, SOUTH MORANG, VIC 3 2 2

Sale Price

\$700,000

Sale Date: 02/10/2019

Distance from Property: 249m



38 ZIERIA DR, SOUTH MORANG, VIC 3752 4 2 2

Sale Price

\$680,000

Sale Date: 09/07/2019

Distance from Property: 985m



This report has been compiled on 18/11/2019 by Stockdale & Leggo Epping. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 GABRIEL TERRACE, SOUTH MORANG, VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$640,000 to \$690,000

Median sale price

Median price

\$607,500

Property type

House

Suburb

SOUTH MORANG

Period

01 April 2019 to 30 September 2019

Source

 pricfinder

Comparable property sales

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

28 CLEARWATER VIEW, SOUTH MORANG, VIC 3752	\$605,000	15/08/2019
16 CLEARWATER VIEW, SOUTH MORANG, VIC 3752	\$700,000	02/10/2019
38 ZIERIA DR, SOUTH MORANG, VIC 3752	\$680,000	09/07/2019

This Statement of Information was prepared on:

18/11/2019