



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Riverside Drive, SOUTH MORANG 3752

### Indicative selling price

2 bedroom townhouse & single garage      Single price **\$480,000**

2 bedroom townhouse + rumpus & single garage      Single price **\$480,000**

3 bedroom townhouse & double garage      Single price **\$595,000**

### Suburb unit median sale price

Median **Unit** for **SOUTH MORANG** for period **Dec 2016 - Jun 2017**  
Sourced from **Pricefinder**.

## \$380,000

### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### 2 bedroom townhouse & single garage

**31 Pace Circuit,**  
South Morang 3752

Price **\$340,000** Sold 26  
April 2017

**5 Glenorchy Way,**  
South Morang 3752

Price **\$380,000** Sold 27 May  
2017

**19/830 Plenty Road,**  
South Morang 3752

Price **\$409,000** Sold 18  
March 2017

#### 2 bedroom townhouse + rumpus & single garage

**2/35 Gordons Road,**  
South Morang 3752

Price **\$465,000** Sold 15 May  
2017

**9/37 Gordons Road,**  
South Morang 3752

Price **\$485,000** Sold 28 April  
2017

### Stockdale & Leggo Epping

742 High Street,  
Epping VIC 3076

### Contact agents



**Mary Argiris**  
Stockdale & Leggo

03 9401 3411  
0438 515 554  
margiris@stockdaleleggo.com.au



**Anthony D'Ambros**  
Stockdale & Leggo

03 9401 3411 (24/7)  
0411 418 008  
adambros@stockdaleleggo.com.au

**Stockdale  
& Leggo**

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**7/35 Gordons Road,**  
South Morang 3752

Price **\$465,000** Sold 15 May  
2017

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### **3 bedroom townhouse & double garage**

**16 Riverside Drive,**  
South Morang 3752

Price **\$460,000** Sold 17  
December 2016

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**86 Gorge Road,**  
South Morang 3752

Price **\$485,000** Sold 20 July  
2016

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**33 Vincent Drive,**  
South Morang 3752

Price **\$482,000** Sold 26  
November 2016

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### **Additional Information**

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

