

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 15 Hummingbird Place, South Morang

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$680000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$685000 *House + *Unit Suburb South Morang
Period - From 06/2018 to 03/2019 Source Realestate.com

Comparable property sales (*Delete A or B below as applicable)

A* 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
4 Fitzgerald Drive, South Morang	\$605,000	07/03/2019
24 Clearwater View, South Morang	\$665,000	22/02/2019
31 Fitzgerald Drive, South Morang	\$630,000	15/12/2018

OR

B* 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.