## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 36 Old Plenty Road, South Morang Vic 3752

### Indicative selling price

For the meaning o	f this price see co	nsumer.vic.gc	v.au/underquo	ting	
Single price	\$605,000				
Median sale pri	ce				[

Median price	\$605,500 Pro		perty Type House				Suburb	South Morang
Period - From	01/07/2019	to	30/09/2019		So	urce	REIV	

### 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 sixmonths 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
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

11/11/2019 13:40









**Property Type:** House (Res) **Land Size:** 1658 sqm approx Agent Comments Indicative Selling Price \$605,000 Median House Price September quarter 2019: \$605,500

# **Comparable Properties**

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.

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 38 Old Plenty Road, South Morang Vic 3752

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$585,000								
Median sale price									
Median price	\$605,500	Pro	operty Type	House	e		Suburb	South Morang	
Period - From	01/07/2019	to	30/09/2019		So	urce	REIV		

### 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 sixmonths 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
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

11/11/2019 15:51









Property Type: House (Res) Land Size: 1658 sqm approx Agent Comments Indicative Selling Price \$585,000 Median House Price September quarter 2019: \$605,500

# **Comparable Properties**

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.

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.