

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	15 Doreen Rogen Way, South Morang Vic 3752
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Indicative selling price

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

Range between	\$680,000	&	\$748,000
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Median sale price

Median price	\$652,000	House	X	Unit		Suburb	South Morang
Period - From	01/10/2017	to	30/09/2018	Source	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 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
1	18 Teatree Dr SOUTH MORANG 3752	\$750,000	25/09/2018
2	5 Stringybark PI SOUTH MORANG 3752	\$725,000	13/10/2018
3	35 Carinya Cr SOUTH MORANG 3752	\$702,000	16/06/2018

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.



4 2 2

Rooms:
Property Type: House
Land Size: 817 sqm approx
Agent Comments

Indicative Selling Price
 \$680,000 - \$748,000
Median House Price
 Year ending September 2018: \$652,000

Comparable Properties



18 Teatree Dr SOUTH MORANG 3752 (REI) [Agent Comments](#)

4 2 3

Price: \$750,000
Method: Private Sale
Date: 25/09/2018
Rooms: 6
Property Type: House
Land Size: 600 sqm approx



5 Stringybark PI SOUTH MORANG 3752 (REI) [Agent Comments](#)

4 2 2

Price: \$725,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 5
Property Type: House (Res)
Land Size: 629 sqm approx



35 Carinya Cr SOUTH MORANG 3752 (REI) [Agent Comments](#)

4 2 2

Price: \$702,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 512 sqm approx