



It's not about us, it's about you.

STATEMENT OF INFORMATION

72 JOHN RYAN DRIVE, SOUTH MORANG, VIC 3752 PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



72 JOHN RYAN DRIVE, SOUTH MORANG, 🕮 4 🕒 2 🚓 2







Indicative Selling Price

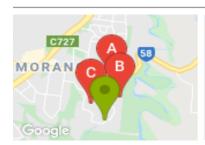
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

640,000 to 700,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$640,000

01 January 2020 to 31 December 2020

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.



31 TEATREE DR, SOUTH MORANG, VIC 3752







Sale Price

\$760,000

Sale Date: 13/10/2020

Distance from Property: 589m





5 LIGHTWOOD CRT, SOUTH MORANG, VIC









Sale Price

\$740,000

Sale Date: 22/11/2020

Distance from Property: 386m





14 KOOKABURRA WALK, SOUTH MORANG,







Sale Price

\$630,000

Sale Date: 24/09/2020

Distance from Property: 290m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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

72 JOHN RYAN DRIVE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range: 640,000 to 700,000

Median sale price

Median price	\$640,000	Property type	House	Suburb	SOUTH MORANG
Period	01 January 2020 to 31 2020	December	Source	p	ricefinder

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
31 TEATREE DR, SOUTH MORANG, VIC 3752	\$760,000	13/10/2020
5 LIGHTWOOD CRT, SOUTH MORANG, VIC 3752	\$740,000	22/11/2020
14 KOOKABURRA WALK, SOUTH MORANG, VIC 3752	\$630,000	24/09/2020

This Statement of Information was prepared on:

05/02/2021

