



 4  2  2

Rooms:
Property Type: House
Land Size: 412 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
March quarter 2017: \$590,000

Comparable Properties

24 St Leonard Dr SOUTH MORANG 3752 (REI) Agent Comments

 3  2  2

Price: \$600,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 456 sqm approx

23 Barmah Dr SOUTH MORANG 3752 (REI/VG) Agent Comments

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Price: \$535,000
Method: Sold Before Auction
Date: 23/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 405 sqm approx



31 Barmah Dr SOUTH MORANG 3752 (REI/VG) Agent Comments

 4  2  2

Price: \$510,500
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 402 sqm approx

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 29 Barmah Drive, South Morang Vic 3752

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$590,000

House X

Suburb South Morang

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
24 St Leonard Dr SOUTH MORANG 3752	\$600,000	20/05/2017
23 Barmah Dr SOUTH MORANG 3752	\$535,000	23/03/2017
31 Barmah Dr SOUTH MORANG 3752	\$510,500	25/03/2017