

Tony Ladiges (03) 5971 0300 0414 905 873 tony.ladiges@eview.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 1980								
Property offere	d for sale									
Ad Including subur pos	aranda	a Crescent, Mo	orningt	on Vic 3931	l					
Indicative sellir	ng price									
For the meaning of	of this price se	e cons	umer.vic.gov.a	au/und	lerquoting					
Range between	Range between \$975,000		&		\$1,070,000					
Median sale pri	ce									
Median price	8820,000	Hou	se X	Unit			Suburb	Mori	nington	
Period - From	riod - From 01/10/2017 to 30				Source	ource				
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										
months t property		agent	or agent's rep	resent	ative consic	iers t	o de most cor	npara	a ble to the	
Address of comparable property						Price		Date of sale		
1										
2										
3										
OR										
B * The estat	te agent or ag	ent's re	epresentative r	eason	ably believe	s tha	t fewer than t	hree (comparable	

properties were sold within two kilometres of the property for sale in the last six months.

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> Indicative Selling Price \$975,000 - \$1,070,000 Median House Price

Year ending September 2018: \$820,000





Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1000 sqm approx

Agent Comments

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.

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