

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

14 Princetown Drive, South Morang Vic 3752

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$750,000 Property Type House Suburb South Morang

Period - From 01/10/2022 to 30/09/2023 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	54 Highview Dr SOUTH MORANG 3752	\$876,000	05/08/2023
2	11 Coleridge Way SOUTH MORANG 3752	\$860,500	16/12/2023
3	3 Stringybark PL SOUTH MORANG 3752	\$820,000	16/11/2023

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.~~

This Statement of Information was prepared on:

11/01/2024 12:57



Property Type: House (Res)

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



54 Highview Dr SOUTH MORANG 3752 (REI/VG)

Agent Comments



Price: \$876,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 602 sqm approx



11 Coleridge Way SOUTH MORANG 3752 (REI) Agent Comments



Price: \$860,500

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 517 sqm approx



3 Stringybark PL SOUTH MORANG 3752 (REI) Agent Comments



Price: \$820,000

Method: Private Sale

Date: 16/11/2023

Property Type: House

Land Size: 612 sqm approx