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 betweer	\$820,000		&		\$880,000					
Median sale p	rice									
Median price	\$750,000	Pro	operty Type	Hou	ISE		Suburb	South Morang		
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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 Brett Sparks 94321444 0411131938 brettsparks@jelliscraig.com.au

Indicative Selling Price \$820,000 - \$880,000 Median House Price Year ending September 2023: \$750,000

Comparable Properties





54 Highview Dr SOUTH MORANG 3752 (REI/VG)



Price: \$876,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 602 sqm approx Agent Comments

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

Account - Jellis Craig | P: 03 94321444



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.