

# 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

18 Branch Street, South Morang Vic 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$560,000

### Median sale price

Median price \$535,000 Property Type Unit Suburb South Morang

Period - From 01/01/2024 to 31/03/2024 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	1/7 Miles CI MILL PARK 3082	\$561,100	18/03/2024
2	9/1 Old Plenty Rd SOUTH MORANG 3752	\$535,000	29/02/2024
3	8/1 Old Plenty Rd SOUTH MORANG 3752	\$535,000	26/02/2024

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:

17/04/2024 09:53



**Property Type:** Land

Agent Comments

**Indicative Selling Price**

\$520,000 - \$560,000

**Median Unit Price**

March quarter 2024: \$535,000

## Comparable Properties



**1/7 Miles CI MILL PARK 3082 (REI)**

Agent Comments



**Price:** \$561,100

**Method:** Private Sale

**Date:** 18/03/2024

**Property Type:** Unit

**Land Size:** 248 sqm approx



**9/1 Old Plenty Rd SOUTH MORANG 3752 (REI/VG)**

Agent Comments



**Price:** \$535,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** Townhouse (Single)



**8/1 Old Plenty Rd SOUTH MORANG 3752 (REI/VG)**

Agent Comments



**Price:** \$535,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** Townhouse (Single)

**Land Size:** 125 sqm approx

**Account - Jellis Craig | P: 03 94321444**