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	18 Branch Street, South Morang Vic 3752
Including suburb and	
postcode	

Indicative selling price

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

Range between \$520,000	&	\$560,000
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Median sale price

Median price \$535,000	Property Type Un	t	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

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 comparableproperties 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









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)





Price: \$561,100 Method: Private Sale Date: 18/03/2024 Property Type: Unit Land Size: 248 sqm approx **Agent Comments**



9/1 Old Plenty Rd SOUTH MORANG 3752

(REI/VG)





Price: \$535,000 Method: Private Sale Date: 29/02/2024

Property Type: Townhouse (Single)

Agent Comments



8/1 Old Plenty Rd SOUTH MORANG 3752

(REI/VG)

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Price: \$535,000 Method: Private Sale Date: 26/02/2024

Property Type: Townhouse (Single) Land Size: 125 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444





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