

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 46 Everlasting Boulevard, South Morang Vic 3752

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$558,600 Property Type Townhouse Suburb South Morang

Period - From 20/12/2022 to 19/12/2023 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	7/1 Old Plenty Rd SOUTH MORANG 3752	\$536,000	13/10/2023
2	21 Sharp Cirt MILL PARK 3082	\$510,000	29/08/2023
3	9A Vautier PI SOUTH MORANG 3752	\$500,220	29/09/2023

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: 20/12/2023 11:23



 2  2  1

Property Type: Townhouse

Land Size: 74 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Townhouse Price

20/12/2022 - 19/12/2023: \$558,600

Comparable Properties



7/1 Old Plenty Rd SOUTH MORANG 3752 (REI) **Agent Comments**

 2  1  1

Price: \$536,000

Method: Private Sale

Date: 13/10/2023

Property Type: Townhouse (Single)



21 Sharp Cirt MILL PARK 3082 (REI/VG) **Agent Comments**

 2  2  1

Price: \$510,000

Method: Private Sale

Date: 29/08/2023

Property Type: Townhouse (Single)



9A Vautier PI SOUTH MORANG 3752 (REI) **Agent Comments**

 2  1  2

Price: \$500,220

Method: Private Sale

Date: 29/09/2023

Property Type: Townhouse (Res)

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088