## 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

63 Bushmans Way, South Morang Vic 3752

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$787,000	Pro	operty Type	Hou	se		Suburb	South Morang
Period - From	01/10/2023	to	31/12/2023	;	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

17/01/2024 13:43



63 Bushmans Way, South Morang Vic 3752







Property Type: House (Previously Occupied - Detached) Land Size: 467 sqm approx Agent Comments Matthew Zagami 03 9070 5095 0414 751 998 MatthewZagami@jelliscraig.com.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$787,000

# **Comparable Properties**

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.

Account - Jellis Craig | P: 03 9070 5095





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