

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

13 Kitchin Road, South Morang Vic 3752

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$630,500

House

X

Unit

Suburb

South Morang

Period - From

01/04/2017

to

30/06/2017

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	14 Rockbank Ct SOUTH MORANG 3752	\$750,000	19/05/2017
2	17 Maison Tce SOUTH MORANG 3752	\$740,000	25/03/2017
3	45 Vista Way SOUTH MORANG 3752	\$730,000	08/07/2017

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.~~



3 2 2

Rooms:
Property Type: House
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$759,000
Median House Price
June quarter 2017: \$630,500

Comparable Properties

14 Rockbank Ct SOUTH MORANG 3752 (VG) **Agent Comments**

5 - -

Price: \$750,000
Method: Sale
Date: 19/05/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 614 sqm approx



17 Maison Tce SOUTH MORANG 3752 (REI/VG) **Agent Comments**

4 2 2

Price: \$740,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 664 sqm approx

45 Vista Way SOUTH MORANG 3752 (REI) **Agent Comments**

3 2 2

Price: \$730,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)