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

Single price $495,000

Median sale price

Median price $500,000 Property Type Unit Suburb South Morang

Period - From 01/04/2024 to 30/06/2024 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.

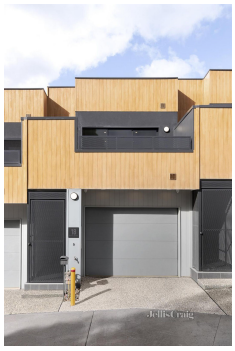
	Address of comparable property	Price	Date of sale
1	9 Vautier Pl SOUTH MORANG 3752	$495,000	06/07/2024
2	11/11 Riverside Dr SOUTH MORANG 3752	$500,000	18/04/2024
3	89 Cameo Cr SOUTH MORANG 3752	$492,000	11/04/2024

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: 07/08/2024 11:55

18 Branch Street, South Morang Vic 3752



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$495,000
Median Unit Price
June quarter 2024: $500,000

Comparable Properties



9 Vautier Pl SOUTH MORANG 3752 (REI)

2 1 1

Price: $495,000
Method: Private Sale
Date: 06/07/2024
Property Type: Townhouse (Single)

Agent Comments



11/11 Riverside Dr SOUTH MORANG 3752 (REI/VG)

2 2 1

Price: $500,000
Method: Private Sale
Date: 18/04/2024
Property Type: Townhouse (Single)

Agent Comments

89 Cameo Cr SOUTH MORANG 3752 (VG)

2 - -

Price: $492,000
Method: Sale
Date: 11/04/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 94321444

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