

**MILLERSHIP & CO.**



It's not about us,  
it's about you.

## **STATEMENT OF INFORMATION**

41 EMBLING AVENUE, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**41 EMBLING AVENUE, SOUTH MORANG,**  3  2  2

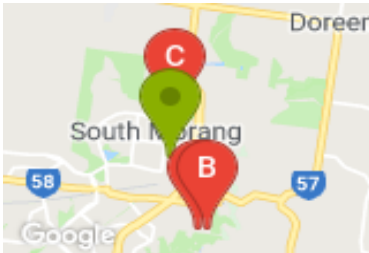
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$549,000**

Provided by: Brett Sparks, Millership & Co

## MEDIAN SALE PRICE



**SOUTH MORANG, VIC, 3752**

Suburb Median Sale Price (House)

**\$597,500**

01 January 2019 to 30 June 2019

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**63 STANLEY JONES DR, SOUTH MORANG, VIC**  3  1  1

Sale Price

**\*\$542,000**

Sale Date: 22/06/2019

Distance from Property: 2.2km



**17 STRINGYBARK PL, SOUTH MORANG, VIC**  3  2  2

Sale Price

**\$550,000**

Sale Date: 08/04/2019

Distance from Property: 2.2km



**4 MALINDI CRT, SOUTH MORANG, VIC 3752**  3  2  2

Sale Price

**\*\$553,000**

Sale Date: 06/07/2019

Distance from Property: 1.2km



This report has been compiled on 15/07/2019 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

41 EMBLING AVENUE, SOUTH MORANG, VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$549,000

### Median sale price

Median price \$597,500

House

Unit

Suburb SOUTH MORANG

Period 01 January 2019 to 30 June 2019

Source 

### Comparable property sales

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

| Address of comparable property              | Price      | Date of sale |
|---|------------|--------------|
| 63 STANLEY JONES DR, SOUTH MORANG, VIC 3752 | *\$542,000 | 22/06/2019   |
| 17 STRINGYBARK PL, SOUTH MORANG, VIC 3752   | \$550,000  | 08/04/2019   |
| 4 MALINDI CRT, SOUTH MORANG, VIC 3752       | *\$553,000 | 06/07/2019   |