

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 36 Princetown Drive, SOUTH MORANG 3752

### Indicative selling price

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

## Range \$595,000 - \$650,000

### Median sale price

Median **House** for **SOUTH MORANG** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

## \$640,500

### 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 the most comparable to the property for sale.

**20 Kylemore Drive,**  
South Morang 3752

Price **\$645,000** Sold 14 April  
2018

**98 Gordons Road,**  
South Morang 3752

Price **\$606,000** Sold 14  
April 2018

**13 Koonunga Crescent,**  
South Morang 3752

Price **\$616,000** Sold 21 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

### Ray White South Morang

27 Gorge Road,  
South Morang VIC 3752

### Contact agents



**Nick Petrovski**  
Ray White

0412 838 020  
[nick.petrovski@raywhite.com](mailto:nick.petrovski@raywhite.com)



**Steve Chesterton**  
Ray White

(03) 9404 1222  
0418 108 741  
[steve.chesterton@raywhite.com](mailto:steve.chesterton@raywhite.com)

**RayWhite**