

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

22 Xavier Way,  
SOUTH MORANG 3752

House

3 beds

1 baths

3 parking

### Indicative selling price

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

**Range \$500,000 - \$550,000**

### Median sale price

Median **House** for **SOUTH MORANG** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$635,000**

### 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.

**19 Tiffany Grove,**  
South Morang 3752

Price **\$565,000** Sold 09 June  
2018

**23 Trinity Way,**  
585000 3752

Price **\$585,000** Sold 28 May  
2018

**8 St Claire Avenue,**  
South Morang 3752

Price **\$561,000** 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.

#### Ray White Mill Park

Shop 40, The Stables Shopping  
Centre, Childs Road,  
Mill Park VIC 3082

#### Contact agents



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**RayWhite**