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	4 ROMINA WAY SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$545,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$755,000	Property type	House	Suburb	South Morang
Period-from	01 Jun 2023	to	31 May 2024	Source	Corelogic

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 6 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
9 BUSHMANS WAY SOUTH MORANG VIC 3752	$650,000	20-Apr-24
13 STANLEY JONES DRIVE SOUTH MORANG VIC 3752	$610,000	30-May-24
54 BRACKEN WAY SOUTH MORANG VIC 3752	$630,000	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 20 June 2024

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9 BUSHMANS WAY SOUTH MORANG VIC 3752

3 2 1

Sold Price RS **$650,000** Sold Date **20-Apr-24**

Distance **0.18km**



13 STANLEY JONES DRIVE SOUTH MORANG VIC 3752

3 1 1

Sold Price RS **$610,000** UN Sold Date **30-May-24**

Distance **1.51km**



54 BRACKEN WAY SOUTH MORANG VIC 3752

3 2 2

Sold Price **$630,000** Sold Date **23-Mar-24**

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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