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	7 POINT PLEASANT 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$747,500	Property type	House	Suburb	South Morang
Period-from	01 Sep 2022	to	31 Aug 2023	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
2 XAVIER WAY SOUTH MORANG VIC 3752	$681,500	20-May-23
14 NIVEA TERRACE SOUTH MORANG VIC 3752	$672,000	22-Jul-23
7 SCENIC TERRACE SOUTH MORANG VIC 3752	$760,000	04-Aug-23

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: 01 September 2023

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2 XAVIER WAY SOUTH MORANG VIC 3752

3 2 2

Sold Price RS $681,500 Sold Date 20-May-23

Distance 0.45km

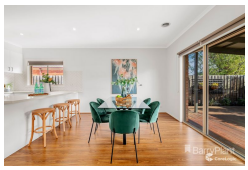


14 NIVEA TERRACE SOUTH MORANG VIC 3752

3 2 2

Sold Price RS $672,000 Sold Date 22-Jul-23

Distance 0.77km



7 SCENIC TERRACE SOUTH MORANG VIC 3752

3 2 2

Sold Price RS $760,000 Sold Date 04-Aug-23

Distance 0.15km

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

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