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 Black Falcon Street, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $950,000 & $1,045,000

Median sale price

Median price $780,888 Property Type House Suburb South Morang

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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
1	1 Correa Ct SOUTH MORANG 3752	$1,040,000	23/02/2024
2	29 Lewins Rail Av SOUTH MORANG 3752	$1,037,500	02/03/2024
3	14 Princetown Dr SOUTH MORANG 3752	$1,003,500	23/03/2024

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 six months.~~

This Statement of Information was prepared on: 30/05/2024 14:36

4 Black Falcon Street, South Morang Vic 3752

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Property Type: House
Land Size: 731 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
March quarter 2024: $780,888

Comparable Properties



1 Correa Ct SOUTH MORANG 3752 (REI/VG)

4 2 2

Agent Comments

Price: $1,040,000
Method: Private Sale
Date: 23/02/2024
Property Type: House (Res)
Land Size: 589 sqm approx



29 Lewins Rail Av SOUTH MORANG 3752 (REI)

4 3 2

Agent Comments

Price: $1,037,500
Method: Private Sale
Date: 02/03/2024
Property Type: House
Land Size: 578 sqm approx



14 Princetown Dr SOUTH MORANG 3752 (REI)

4 2 2

Agent Comments

Price: $1,003,500
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 722 sqm approx

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