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	6 WALLABY WALK 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	$685,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$771,500	Property type	House	Suburb	South Morang
Period-from	01 Oct 2023	to	30 Sep 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
4 WALLABY WALK SOUTH MORANG VIC 3752	$739,000	18-Jun-24
3 MARLO COURT SOUTH MORANG VIC 3752	$741,000	16-May-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: 01 October 2024

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4 WALLABY WALK SOUTH MORANG VIC 3752

3 2 2

Sold Price **$739,000** Sold Date **18-Jun-24**

Distance **0.03km**



3 MARLO COURT SOUTH MORANG VIC 3752

3 2 2

Sold Price **$741,000** Sold Date **16-May-24**

Distance **1.4km**

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

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