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	16 Auburn Road, South Morang, VIC 3752

Indicative selling price

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

Range between $620,000 & $670,000

Median sale price

Median price $755,000 Property Type House Suburb South morang

Period - From 06/06/2024 to 05/12/2024 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 53 Visage Drive South Morang Vic 3752	$640,000	23/09/2024
2 1 Vincent Drive South Morang Vic 3752	$650,000	11/07/2024
3 56 Bracken Way South Morang Vic 3752	$620,000	09/10/2024

This Statement of Information was prepared on: 06/12/2024