

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

Address to be advised, 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

\$635,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,512

Property type

Unit/Townhouse

Suburb

South Morang

Period-from

29 Aug 2021

to

29 Aug 2022

Source

Realestate.com

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

10 Mallard Mews, South Morang VIC 3752	\$640,000	18/05/2022
12 Bonniebird Lane, South Morang VIC 3752	\$651,888	14/05/2022
3 Furci Court, South Morang VIC 3752	\$600,000	18/03/2022

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: 04 November 2021