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	9/22 OLD PLENTY ROAD 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	$579,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	South Morang
Period-from	01 Jun 2023	to	31 May 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
11/3 OLD PLENTY ROAD SOUTH MORANG VIC 3752	$570,000	12-Dec-23
4/39 OLD PLENTY ROAD SOUTH MORANG VIC 3752	$591,500	26-Apr-24
17 CUCKOO STREET SOUTH MORANG VIC 3752	$595,000	06-Mar-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: 06 June 2024

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11/3 OLD PLENTY ROAD SOUTH MORANG VIC 3752

3 2 2

Sold Price **$570,000** Sold Date **12-Dec-23**

Distance **0.23km**



4/39 OLD PLENTY ROAD SOUTH MORANG VIC 3752

3 2 1

Sold Price RS **$591,500** Sold Date **26-Apr-24**

Distance **0.26km**



17 CUCKOO STREET SOUTH MORANG VIC 3752

3 2 2

Sold Price **$595,000** Sold Date **06-Mar-24**

Distance **1.99km**

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

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