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<br>Including suburb and postcode | 93 GORDONS 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~~ | | or range between | $730,000 | & | $800,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $760,000 | Property type | House | Suburb | South Morang |
| Period-from | 01 Aug 2023 | to | 31 Jul 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 |
|---|---|---|
| 8 HANMER DRIVE SOUTH MORANG VIC 3752 | $799,999 | 19-May-24 |
| 5 KANGAROO TERRACE SOUTH MORANG VIC 3752 | $755,000 | 18-May-24 |
| 310 THE LAKES BOULEVARD SOUTH MORANG VIC 3752 | $765,000 | 23-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: 08 August 2024

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**8 HANMER DRIVE SOUTH MORANG VIC 3752**

4 2 2

Sold Price RS $799,999 Sold Date 19-May-24

Distance 0.8km



**5 KANGAROO TERRACE SOUTH MORANG VIC 3752**

4 2 2

Sold Price $755,000 Sold Date 18-May-24

Distance 1.87km



**310 THE LAKES BOULEVARD SOUTH MORANG VIC 3752**

4 2 2

Sold Price $765,000 Sold Date 23-Mar-24

Distance 0.76km

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

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