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 CONELLY WAY 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	$875,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	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
3 MORFESSE STREET SOUTH MORANG VIC 3752	$880,000	22-Jun-24
4 CUCKOO STREET SOUTH MORANG VIC 3752	$950,000	01-Jun-24
26 CAIRN DRIVE SOUTH MORANG VIC 3752	$953,000	09-Jul-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: 07 October 2024

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3 MORFESSE STREET SOUTH MORANG VIC 3752

4 2 2

Sold Price **$880,000** Sold Date **22-Jun-24**

Distance **0.62km**



4 CUCKOO STREET SOUTH MORANG VIC 3752

4 2 2

Sold Price **$950,000** Sold Date **01-Jun-24**

Distance **1.32km**



26 CAIRN DRIVE SOUTH MORANG VIC 3752

4 2 2

Sold Price RS **$953,000** Sold Date **09-Jul-24**

Distance **0.69km**

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

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