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	1 SAVILLE PLACE 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	$620,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$547,500	Property type	Unit	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
9 LOVERIDGE WAY SOUTH MORANG VIC 3752	$655,000	22-Sep-24
53 VISAGE DRIVE SOUTH MORANG VIC 3752	$640,000	30-Sep-24
60 TRINITY WAY SOUTH MORANG VIC 3752	$677,000	09-Oct-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: 17 October 2024

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9 LOVERIDGE WAY SOUTH MORANG VIC 3752

4 1 2

Sold Price RS $655,000 Sold Date 22-Sep-24

Distance 1.08km



53 VISAGE DRIVE SOUTH MORANG VIC 3752

3 2 2

Sold Price RS $640,000 Sold Date 30-Sep-24

Distance 0.98km



60 TRINITY WAY SOUTH MORANG VIC 3752

3 2 2

Sold Price RS $677,000 Sold Date 09-Oct-24

Distance 0.4km

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

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