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	6 LIGHTWOOD COURT 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	$845,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,000	Property type	House	Suburb	South Morang
Period-from	01 Nov 2023	to	31 Oct 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
5 WATTLETREE WALK SOUTH MORANG VIC 3752	$871,000	25-Jul-24
2 PEPPERMINT WALK SOUTH MORANG VIC 3752	$864,000	29-Jun-24
5 KOOKABURRA WALK SOUTH MORANG VIC 3752	$850,000	25-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 November 2024

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5 WATTLETREE WALK SOUTH MORANG VIC 3752

3 2 2

Sold Price **$871,000** Sold Date **25-Jul-24**

Distance **0.1km**



2 PEPPERMINT WALK SOUTH MORANG VIC 3752

4 2 2

Sold Price **$864,000** Sold Date **29-Jun-24**

Distance **0.38km**



5 KOOKABURRA WALK SOUTH MORANG VIC 3752

4 2 3

Sold Price **$850,000** Sold Date **25-Jul-24**

Distance **0.43km**

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

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