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	3 ILYUKA 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	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$765,000	Property type	House	Suburb	South Morang
Period-from	01 Mar 2024	to	28 Feb 2025	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
6 MERCURY CIRCUIT SOUTH MORANG VIC 3752	$1,220,000	10-Nov-24
30 SKYLINE DRIVE SOUTH MORANG VIC 3752	$1,210,000	17-Jan-25
19 FUSCHIA GROVE SOUTH MORANG VIC 3752	$1,338,000	07-Dec-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: 28 March 2025

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6 MERCURY CIRCUIT SOUTH MORANG VIC 3752

4 2 2

Sold Price **$1,220,000** Sold Date **10-Nov-24**

Distance **0.65km**



30 SKYLINE DRIVE SOUTH MORANG VIC 3752

4 3 2

Sold Price **$1,210,000** Sold Date **17-Jan-25**

Distance **0.68km**



19 FUSCHIA GROVE SOUTH MORANG VIC 3752

3 2 3

Sold Price **$1,338,000** Sold Date **07-Dec-24**

Distance **1.82km**

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

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