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 | 9 MASKED OWL 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 | $800,000 | & | $870,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $765,000 | Property type | House | Suburb | South Morang |
| Period-from | 01 May 2024 | to | 30 Apr 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 |
|---|---|---|
| 17 RED OAKS WAY SOUTH MORANG VIC 3752 | $850,000 | 18-Nov-24 |
| 79 JARDIER TERRACE SOUTH MORANG VIC 3752 | $860,000 | 24-Mar-25 |
| 28 YELLOWBOX AVENUE SOUTH MORANG VIC 3752 | $835,000 | 16-Nov-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: 02 May 2025

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**17 RED OAKS WAY SOUTH MORANG VIC 3752**

4 2 2

Sold Price **$850,000** Sold Date **18-Nov-24**

Distance **0.54km**



**79 JARDIER TERRACE SOUTH MORANG VIC 3752**

4 2 2

Sold Price **$860,000** Sold Date **24-Mar-25**

Distance **1.51km**



**28 YELLOWBOX AVENUE SOUTH MORANG VIC 3752**

4 2 2

Sold Price **$835,000** Sold Date **16-Nov-24**

Distance **0.44km**

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

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