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	3/12 MCGLYNN AVENUE 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	$480,000	&	$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$522,500	Property type	Unit	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
5/13 PAYNE PLACE SOUTH MORANG VIC 3752	$500,000	04-Mar-25
35 PACE CIRCUIT SOUTH MORANG VIC 3752	$495,000	05-May-25
3/885 PLENTY ROAD SOUTH MORANG VIC 3752	$508,000	12-Apr-25

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: 14 May 2025

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5/13 PAYNE PLACE SOUTH MORANG VIC 3752

3 1 1

Sold Price **$500,000** Sold Date **04-Mar-25**

Distance **0.64km**



35 PACE CIRCUIT SOUTH MORANG VIC 3752

3 1 1

Sold Price RS **$495,000** Sold Date **05-May-25**

Distance **0.83km**



3/885 PLENTY ROAD SOUTH MORANG VIC 3752

3 1 1

Sold Price RS **$508,000** Sold Date **12-Apr-25**

Distance **0.93km**

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

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