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 | 3 CAMDEN CLOSE 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 | $700,000 | & | $770,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $791,000 | Property type | House | Suburb | South Morang |
| Period-from | 01 Oct 2024 | to | 30 Sep 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 28 KUMARA CIRCUIT SOUTH MORANG VIC 3752 | $755,000 | 21-Jun-25 |
| 12 DOVE TERRACE SOUTH MORANG VIC 3752 | $760,000 | 23-Oct-25 |
| 137 THE LAKES BOULEVARD SOUTH MORANG VIC 3752 | $700,000 | 02-Sep-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.~~

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**28 KUMARA CIRCUIT SOUTH MORANG VIC 3752**

4 2 2

Sold Price **$755,000** Sold Date **21-Jun-25**

Distance **0.39km**



**12 DOVE TERRACE SOUTH MORANG VIC 3752**

4 2 2

Sold Price RS **$760,000** Sold Date **23-Oct-25**

Distance **1.17km**



**137 THE LAKES BOULEVARD SOUTH MORANG VIC 3752**

4 2 2

Sold Price **$700,000** Sold Date **02-Sep-25**

Distance **1.7km**

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

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