

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

2 St Leonard Drive 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

South Morang

Period-from

01 Jul 2019

to

30 Jun 2020

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

8 St Leonard Drive South Morang VIC 3752	\$778,800	25-Mar-20
16 Carex Way South Morang VIC 3752	\$875,000	27-May-20
24 Cairn Drive South Morang VIC 3752	\$760,000	29-Feb-20

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 July 2020



8 St Leonard Drive South Morang VIC 3752

 4  2  2

Sold Price

\$778,800

Sold Date **25-Mar-20**

Distance **0.05km**



16 Carex Way South Morang VIC 3752

 4  2  2

Sold Price

^{RS} **\$875,000**

Sold Date **27-May-20**

Distance **0.9km**



24 Cairn Drive South Morang VIC 3752

 4  2  2

Sold Price

\$760,000

Sold Date **29-Feb-20**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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