

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

4 GEORGIAN TERRACE 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

South Morang

Period-from

01 May 2022

to

30 Apr 2023

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

33 GLENORCHY WAY SOUTH MORANG VIC 3752	\$805,000	03-Dec-22
64 LE PAGE RUN SOUTH MORANG VIC 3752	\$820,000	08-Dec-22

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: 07 May 2023

**33 GLENORCHY WAY SOUTH
MORANG VIC 3752** 4  2  2

Sold Price

\$805,000

Sold Date

03-Dec-22

Distance

0.36km**64 LE PAGE RUN SOUTH MORANG
VIC 3752** 4  2  2

Sold Price

\$820,000

Sold Date

08-Dec-22

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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