

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

23 RIVER BROOK 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

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,250

Property type

House

Suburb

South Morang

Period-from

01 May 2021

to

30 Apr 2022

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

4 DANJERA PLACE SOUTH MORANG VIC 3752	\$855,000	06-Dec-21
25 GLENORCHY WAY SOUTH MORANG VIC 3752	\$860,000	09-Apr-22
7 GRAMPIANS DRIVE SOUTH MORANG VIC 3752	\$860,000	02-Apr-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: 25 May 2022



**4 DANJERA PLACE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$855,000** Sold Date **06-Dec-21**

Distance **2.04km**



**25 GLENORCHY WAY SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price ^{RS} **\$860,000** Sold Date **09-Apr-22**

Distance **1.97km**



**7 GRAMPIANS DRIVE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price Sold Date **02-Apr-22**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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