

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 NIVEA TERRACE SOUTH MORANG VIC 3752

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range Single between		Price&	\$560,000	\$600,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$765,000	Property type	House	Suburb	South Morang
Period-from	14 Jun 2022	to	15 Dec 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
5 STILFORD STREET SOUTH MORANG VIC 3752	\$570,000	29-Sep-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: 15 December 2022



5 STILFORD STREET SOUTH
MORANG VIC 3752

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Sold Price

\$570,000

Sold Date 29-Sep-22

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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