

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

15 Kookaburra Walk 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

South Morang

Period-from

01 May 2020

to

30 Apr 2021

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

9 Bussell Court South Morang VIC 3752	\$650,000	16-Feb-21
46 Teatree Drive South Morang VIC 3752	\$639,500	12-Feb-21
15 Ronald Avenue South Morang VIC 3752	\$670,100	09-Dec-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: 19 May 2021



9 Bussell Court South Morang VIC 3752

Sold Price

\$650,000

Sold Date

16-Feb-21

 3  2  1

Distance

0.58km



46 Teatree Drive South Morang VIC 3752

Sold Price

\$639,500

Sold Date

12-Feb-21

 3  2  2

Distance

0.43km



15 Ronald Avenue South Morang VIC 3752

Sold Price

\$670,100

Sold Date

09-Dec-20

 3  2  2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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