

## 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

7 Ronald Avenue South Morang VIC 3752

### Indicative selling price

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

Single Price

or range  
between

\$635,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

South Morang

Period-from

01 Apr 2020

to

31 Mar 2021

Source

REIV

### 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 Briar Court South Morang, VIC, 3752	\$750,000	26 Feb 2021
2 Lobelia Court South Morang, VIC, 3752	\$722,000	6 Feb 2021
4 Winifred Court South Morang, VIC, 3752	\$752,000	3 May 2021

This Statement of Information was prepared on: 09/06/2021