

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

5 Silkwood Grove 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,000

Property type

Land

Suburb

South Morang

Period-from

01 May 2019

to

30 Apr 2020

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 Bushmans Way South Morang VIC 3752	\$505,000	01-Apr-20
23 Vautier Place South Morang VIC 3752	\$540,000	26-Mar-20
30 Lamour Avenue South Morang VIC 3752	\$525,000	05-Feb-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 2020



9 Bushmans Way South Morang VIC 3752 Sold Price **\$505,000** Sold Date **01-Apr-20**

 3  2  2

Distance **1.97km**



23 Vautier Place South Morang VIC 3752 Sold Price **\$540,000** Sold Date **26-Mar-20**

 3  2  2

Distance **1.25km**



30 Lamour Avenue South Morang VIC 3752 Sold Price **\$525,000** Sold Date **05-Feb-20**

 3  2  2

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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