

## 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

600 Findon Road 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

South Morang

Period-from

01 Jul 2019

to

30 Jun 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

3 Kareelah Link South Morang VIC 3752	\$596,000	27-Jun-20
6 Estate Place South Morang VIC 3752	\$573,000	13-Feb-20
97 Vincent Drive South Morang VIC 3752	\$570,000	15-Jun-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.~~

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### 3 Kareelah Link South Morang VIC 3752

Sold Price

<sup>RS</sup> \$596,000

Sold Date

27-Jun-20

 3  2  2

Distance

1.25km



### 6 Estate Place South Morang VIC 3752

Sold Price

\$573,000

Sold Date

13-Feb-20

 3  2  2

Distance

1.21km



### 97 Vincent Drive South Morang VIC 3752

Sold Price

<sup>RS</sup> \$570,000

Sold Date

15-Jun-20

 3  2  4

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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