

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

4 VISAGE DRIVE 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,000

Property type

House

Suburb

South Morang

Period-from

01 Feb 2024

to

31 Jan 2025

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

24 HUTMIL DRIVE SOUTH MORANG VIC 3752	\$1,087,000	17-Sep-24
5 GRADDAKA TERRACE SOUTH MORANG VIC 3752	\$1,030,000	12-Oct-24

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: 17 February 2025

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24 HUTMIL DRIVE SOUTH MORANG VIC 3752 Sold Price **\$1,087,000** Sold Date **17-Sep-24**

 4  2  2

Distance **3.73km**



5 GRADDAKA TERRACE SOUTH MORANG VIC 3752 Sold Price ^{RS} **\$1,030,000** Sold Date **12-Oct-24**

 4  2  2

Distance **3.79km**

RS = Recent sale

UN = Undisclosed Sale

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