





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 107 GRANGE DRIVE, SOUTH MORANG,







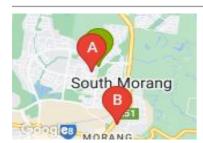
**Indicative Selling Price** 

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$459,000

Provided by: Justin Sciola, Areal Property & First National South Morang

### **MEDIAN SALE PRICE**



## **SOUTH MORANG, VIC, 3752**

**Suburb Median Sale Price (Unit)** 

\$549,000

01 January 2024 to 30 June 2024

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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 six months.



## 2/32 KUMARA CCT, SOUTH MORANG, VIC







Sale Price

\*\$461,250

Sale Date: 25/05/2024

Distance from Property: 245m





6/868 PLENTY RD, SOUTH MORANG, VIC 3752 🕮 2 🕒 1







Sale Price

\*\$460,000

Sale Date: 18/05/2024

Distance from Property: 1.7km



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	107 GRANGE DRIVE, SOUTH MORANG, VIC 3752
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#### Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/undero	uoting

Single Price:	\$459,000
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### Median sale price

Median price	\$549,000	Property type	Unit	Suburb	SOUTH MORANG
Period	01 January 2024 to 30 June 2024		Source	P	ricefinder

#### Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale	
2/32 KUMARA CCT, SOUTH MORANG, VIC 3752	*\$461,250	25/05/2024	
6/868 PLENTY RD, SOUTH MORANG, VIC 3752	*\$460,000	18/05/2024	

This Statement of Information was prepared on:

09/07/2024

