

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

3/9 KUMARA CIRCUIT 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

South Morang

Period-from

01 Jun 2021

to

31 May 2022

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

2/9 KUMARA CIRCUIT SOUTH MORANG VIC 3752	\$585,000	10-Jun-22
4 LANCEWOOD WALK SOUTH MORANG VIC 3752	\$570,000	19-Feb-22

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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**2/9 KUMARA CIRCUIT SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price ^{RS} **\$585,000** Sold Date **10-Jun-22**

Distance **0.01km**



**4 LANCEWOOD WALK SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price **\$570,000** Sold Date **19-Feb-22**

Distance **1.07km**

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

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