

## 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

78 Stagecoach Boulevard 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

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

South Morang

Period-from

01 Jan 2021

to

31 Dec 2021

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 28 Stagecoach Boulevard South Morang VIC 3752 | \$748,000 | 03-Dec-21 |
| 9 Stagecoach Boulevard South Morang VIC 3752  | \$740,500 | 21-Dec-21 |
| 17 St Johns Court South Morang VIC 3752       | \$728,000 | 11-Dec-21 |

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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**28 Stagecoach Boulevard South Morang VIC 3752** Sold Price **\$748,000** Sold Date **03-Dec-21**  
 3  2  2 Distance **0.5km**



**9 Stagecoach Boulevard South Morang VIC 3752** Sold Price <sup>RS</sup> **\$740,500** Sold Date **21-Dec-21**  
 4  2  2 Distance **0.61km**



**17 St Johns Court South Morang VIC 3752** Sold Price **\$728,000** Sold Date **11-Dec-21**  
 4  2  2 Distance **0.53km**

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

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