

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 STRINGYBARK PLACE 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

\$829,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

South Morang

Period-from

01 Oct 2022

to

30 Sep 2023

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

1 WATTLETREE WALK SOUTH MORANG VIC 3752	\$820,000	28-Jul-23
21 KINGFISHER PLACE SOUTH MORANG VIC 3752	\$766,000	14-Oct-23
5 APPLEBERRY PLACE SOUTH MORANG VIC 3752	\$911,500	16-Sep-23

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: 16 October 2023



**1 WATTLETREE WALK SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

^{RS}

\$820,000

Sold Date

28-Jul-23

Distance

0.3km



**21 KINGFISHER PLACE SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

^{RS}

\$766,000

Sold Date

14-Oct-23

Distance

0.42km



**5 APPLEBERRY PLACE SOUTH
MORANG VIC 3752**

 3  2  4

Sold Price

^{RS}

\$911,500

Sold Date

16-Sep-23

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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