

## 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 REDBARK HILL CIRCUIT 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

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

South Morang

Period-from

01 Jul 2021

to

30 Jun 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

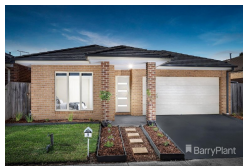
Date of sale

9 FRESHWATER WAY SOUTH MORANG VIC 3752	\$670,000	07-Jul-22
121 GORDONS ROAD SOUTH MORANG VIC 3752	\$676,000	01-Jun-22
5 KAREELAH LINK SOUTH MORANG VIC 3752	\$680,000	11-Mar-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.~~

This Statement of Information was prepared on: 14 July 2022



**9 FRESHWATER WAY SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price

<sup>RS</sup>

**\$670,000**

Sold Date

**07-Jul-22**

Distance

**0.73km**



**121 GORDONS ROAD SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price

**\$676,000**

Sold Date

**01-Jun-22**

Distance

**1.07km**



**5 KAREELAH LINK SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price

**\$680,000**

Sold Date

**11-Mar-22**

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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