

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

23 Thornholm Road, South Morang Vic 3752

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$787,000 Property Type House Suburb South Morang

Period - From 01/04/2022 to 30/06/2022 Source REIV

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 six 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	47 Lamour Av SOUTH MORANG 3752	\$1,080,000	22/02/2022
2	7 Parlette Tce SOUTH MORANG 3752	\$1,001,000	14/05/2022
3	6 Visage Dr SOUTH MORANG 3752	\$935,000	16/07/2022

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 six months.~~

This Statement of Information was prepared on: 29/08/2022 16:25

23 Thornholm Road, South Morang Vic 3752



Angelo Bafunno

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Indicative Selling Price

\$890,000 - \$960,000

Median House Price

June quarter 2022: \$787,000



4 2 2

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



47 Lamour Av SOUTH MORANG 3752 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,080,000

Method: Private Sale

Date: 22/02/2022

Rooms: 8

Property Type: House (Res)

Land Size: 565 sqm approx

7 Parlette Tce SOUTH MORANG 3752 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,001,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 600 sqm approx

6 Visage Dr SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$935,000

Method: Auction Sale

Date: 16/07/2022

Property Type: House (Res)

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788



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