

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

8 Taronga Way 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

South Morang

Period-from

01 Jan 2020

to

31 Dec 2020

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

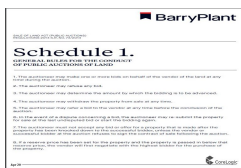
7 Sasha Place South Morang VIC 3752	\$650,000	31-Oct-20
16 Dixon Creek Drive South Morang VIC 3752	\$640,000	18-Aug-20
6 Beringarra Street South Morang VIC 3752	\$640,000	06-Oct-20

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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7 Sasha Place South Morang VIC 3752

Sold Price **\$650,000** Sold Date **31-Oct-20**

 4  2  2

Distance **1.51km**



16 Dixon Creek Drive South Morang VIC 3752

Sold Price **\$640,000** Sold Date **18-Aug-20**

 4  2  2

Distance **1.97km**



6 Beringarra Street South Morang VIC 3752

Sold Price

Sold Date **06-Oct-20**

 4  2  2

Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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