

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

9 FITZGERALD DRIVE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

South Morang

Period-from

01 Apr 2023

to

31 Mar 2024

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

6 FITZGERALD DRIVE SOUTH MORANG VIC 3752	\$760,000	24-Feb-24
310 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$765,000	23-Mar-24
4 PARDALOTE CLOSE SOUTH MORANG VIC 3752	\$740,000	06-Apr-24

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: 18 April 2024

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**6 FITZGERALD DRIVE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$760,000** Sold Date **24-Feb-24**

Distance **0.07km**



**310 THE LAKES BOULEVARD
SOUTH MORANG VIC 3752**

 4  2  2

Sold Price ^{RS} **\$765,000** Sold Date **23-Mar-24**

Distance **0.27km**



**4 PARDALOTE CLOSE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price ^{RS} **\$740,000** Sold Date **06-Apr-24**

Distance **0.9km**

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

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