

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

5 Romina 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

\$535,000

&

\$585,000

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

1 Allamanda Crescent South Morang VIC 3752	\$540,500	31-Oct-20
140 Stagecoach Boulevard South Morang VIC 3752	\$578,000	14-Dec-20
8 Kingfisher Place South Morang VIC 3752	\$585,000	26-Jun-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.~~

This Statement of Information was prepared on: 03 January 2021

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1 Allamanda Crescent South Morang VIC 3752

 3  2  -

^{RS} **\$540,500** Sold Date **31-Oct-20**

Distance **1.03km**



140 Stagecoach Boulevard South Morang VIC 3752

 3  2  1

Sold Price

^{RS} **\$578,000** Sold Date **14-Dec-20**

Distance **0.87km**



8 Kingfisher Place South Morang VIC 3752

 3  2  2

Sold Price

\$585,000 Sold Date **26-Jun-20**

Distance **1.95km**

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

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