

## 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

22 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

South Morang

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 16 Redbark Hill Circuit South Morang VIC 3752 | \$568,000 | 09-Oct-21 |
| 4 Crepe Myrtle Crescent South Morang VIC 3752 | \$552,500 | 15-Jun-21 |
| 4/7 Old Plenty Road South Morang VIC 3752     | \$550,000 | 22-May-21 |

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 October 2021



### 16 Redbark Hill Circuit South Morang VIC 3752

 3
  2
  2

Sold Price

<sup>RS</sup>
**\$568,000**

Sold Date

**09-Oct-21**

Distance

**0.05km**


### 4 Crepe Myrtle Crescent South Morang VIC 3752

 3
  2
  2

Sold Price

**\$552,500**

Sold Date

**15-Jun-21**

Distance

**0.35km**


### 4/7 Old Plenty Road South Morang VIC 3752

 3
  2
  2

Sold Price

**\$550,000**

Sold Date

**22-May-21**

Distance

**1.99km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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