

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

2 LAPWING ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,512

Property type

Flats

Suburb

South Morang

Period-from

01 Feb 2022

to

31 Jan 2023

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

10 MASKED OWL ROAD SOUTH MORANG VIC 3752	\$630,000	21-Dec-22
18 FEATHERPARK TERRACE SOUTH MORANG VIC 3752	\$650,000	16-Nov-22
25 THE GABLES SOUTH MORANG VIC 3752	\$631,000	26-Aug-22

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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10 MASKED OWL ROAD SOUTH MORANG VIC 3752

 3  2  2

Sold Price

^{RS} **\$630,000**

Sold Date

21-Dec-22

Distance

1.83km



18 FEATHERPARK TERRACE SOUTH MORANG VIC 3752

 4  2  2

Sold Price

\$650,000

Sold Date

16-Nov-22

Distance

1.81km



25 THE GABLES SOUTH MORANG VIC 3752

 3  2  2

Sold Price

\$631,000

Sold Date

26-Aug-22

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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