

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

38/877 Plenty 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

South Morang

Period-from

01 Dec 2018

to

30 Nov 2019

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

35/877 Plenty Road South Morang VIC 3752	\$315,000	27-Jun-18
12/877 Plenty Road South Morang VIC 3752	\$340,000	29-Mar-19
33/877 Plenty Road South Morang VIC 3752	\$301,000	02-May-19

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: 02 December 2019



**35/877 Plenty Road South Morang
VIC 3752**

2 1 1

Sold Price

\$315,000

Sold Date

27-Jun-18

Distance

0.02km



**12/877 Plenty Road South Morang
VIC 3752**

2 1 1

Sold Price

\$340,000

Sold Date

29-Mar-19

Distance

0.03km



**33/877 Plenty Road South Morang
VIC 3752**

2 1 1

Sold Price

\$301,000

Sold Date

02-May-19

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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