

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

5/20 LEONIE CLOSE, SOUTH MORANG, VIC 3752

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$455,000 to \$495,000

Median sale price

Median price

\$760,000

Property type

Unit


Suburb

SOUTH MORANG

Period

01 October 2023 to 30 September 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16/868 PLENTY RD, SOUTH MORANG, VIC 3752	\$460,000	22/06/2024
2 RACHAEL LANE, SOUTH MORANG, VIC 3752	*\$490,000	10/08/2024
6/868 PLENTY RD, SOUTH MORANG, VIC 3752	\$460,000	18/05/2024

This Statement of Information was prepared on:

25/10/2024