

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

3 GARDENSE PARADE 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Jan 2022

to

31 Dec 2022

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 CHAMONIX PARADE SOUTH MORANG VIC 3752	\$631,500	08-Oct-22
16 FITZGERALD DRIVE SOUTH MORANG VIC 3752	\$661,000	30-Jul-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.

This Statement of Information was prepared on: 17 January 2023



**16 CHAMONIX PARADE SOUTH
MORANG VIC 3752**

3 2 1

Sold Price

\$631,500

Sold Date

08-Oct-22

Distance

0.04km



**16 FITZGERALD DRIVE SOUTH
MORANG VIC 3752**

3 2 1

Sold Price

\$661,000

Sold Date

30-Jul-22

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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