

## 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 Nivea Terrace 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

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

South Morang

Period-from

01 Jan 2020

to

31 Dec 2020

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 9 Stilford Street South Morang VIC 3752     | \$500,000 | 30-Dec-20 |
| 23 Community Crescent South Morang VIC 3752 | \$545,000 | 05-Aug-20 |
| 6 Cartier Way South Morang VIC 3752         | \$535,000 | 04-Aug-20 |

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: 20 January 2021



**9 Stilford Street South Morang VIC 3752**

Sold Price

<sup>RS</sup> **\$500,000** Sold Date **30-Dec-20**

 3  2  1

Distance **1.47km**



**23 Community Crescent South Morang VIC 3752**

Sold Price

**\$545,000** Sold Date **05-Aug-20**

 3  2  2

Distance **0.24km**



**6 Cartier Way South Morang VIC 3752**

Sold Price

**\$535,000** Sold Date **04-Aug-20**

 3  2  1

Distance **0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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