

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

8 BELINDA COURT 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

\$685,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

South Morang

Period-from

01 Jul 2021

to

30 Jun 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

12 RAPHAEL RISE SOUTH MORANG VIC 3752	\$726,000	26-Feb-22
6 SILKWOOD GROVE SOUTH MORANG VIC 3752	\$699,500	28-Feb-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: 06 July 2022



12 RAPHAEL RISE SOUTH MORANG VIC 3752 Sold Price **\$726,000** Sold Date **26-Feb-22**

 4  2  2

Distance **1.02km**



6 SILKWOOD GROVE SOUTH MORANG VIC 3752 Sold Price **\$699,500** Sold Date **28-Feb-22**

 4  2  1

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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