

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

7 VISAGE DRIVE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,500

Property type

House

Suburb

South Morang

Period-from

01 Apr 2021

to

31 Mar 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

6 SILKWOOD GROVE SOUTH MORANG VIC 3752	\$699,500	28-Feb-22
11 YANTARA WALK SOUTH MORANG VIC 3752	\$690,000	19-Feb-22
12 RAPHAEL RISE SOUTH MORANG VIC 3752	\$726,000	26-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: 04 April 2022



**6 SILKWOOD GROVE SOUTH
MORANG VIC 3752**

 4  2  1

Sold Price **\$699,500** Sold Date **28-Feb-22**

Distance **1.19km**



**11 YANTARA WALK SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price ^{RS} **\$690,000** Sold Date **19-Feb-22**

Distance **1.87km**



**12 RAPHAEL RISE SOUTH MORANG
VIC 3752**

 4  2  2

Sold Price ^{RS} **\$726,000** Sold Date **26-Feb-22**

Distance **0.66km**

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

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