

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 The Gums 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

South Morang

Period-from

01 Feb 2019

to

31 Jan 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

8 Warbler Walk South Morang VIC 3752	\$637,000	02-Dec-19
12 Angela Court South Morang VIC 3752	\$630,000	23-Oct-19
27 Warbler Walk South Morang VIC 3752	\$638,000	01-Oct-19

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 February 2020



8 Warbler Walk South Morang VIC 3752 Sold Price **\$637,000** Sold Date **02-Dec-19**
 Distance **1.56km**
 3 2 2



12 Angela Court South Morang VIC 3752 Sold Price **\$630,000** Sold Date **23-Oct-19**
 Distance **1.48km**
 3 2 2



27 Warbler Walk South Morang VIC 3752 Sold Price **\$638,000** Sold Date **01-Oct-19**
 Distance **1.49km**
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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