

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 105 - Williamsons Road, South Morang, 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ 513,000

or range between

&

### Median sale price

Median price \$ 496,500

Property type Townhouse

Suburb South Morang

Period - From 01/01/2023

to

31/03/2023

Source

Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 102 - Williamsons Road, South Morang, 3752	\$ 513,000	18/03/2023
2 Lot 83 - Williamsons Road, South Morang, 3752	\$ 534,000	21/03/2023
3 Lot 84 - Williamsons Road, South Morang, 3752	\$ 538,000	10/02/2023

This Statement of Information was prepared on:

27 Jun 2023