

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

3 LOCKLEY PARADE 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,500

Property type

Land

Suburb

South Morang

Period-from

01 Aug 2021

to

31 Jul 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 VISAGE DRIVE SOUTH MORANG VIC 3752	\$935,000	16-Jul-22
39 VISTA WAY SOUTH MORANG VIC 3752	\$971,500	05-Aug-22
2 PALAIS CRESCENT SOUTH MORANG VIC 3752	\$940,000	22-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.~~

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6 VISAGE DRIVE SOUTH MORANG VIC 3752

Sold Price

^{RS} **\$935,000**

Sold Date

16-Jul-22

4 2 2

Distance

0.48km



39 VISTA WAY SOUTH MORANG VIC 3752

Sold Price

^{RS} **\$971,500**

Sold Date

05-Aug-22

4 2 2

Distance

0.24km



2 PALAIS CRESCENT SOUTH MORANG VIC 3752

Sold Price

\$940,000

Sold Date

22-Feb-22

4 2 2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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