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## STATEMENT OF INFORMATION

Prepared on 17 Nov 2017

### HOUSE Offered for Sale

31 Songbird Crescent South Morang VIC 3752

4 2 2

### Indicative Selling Price

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

Single Price \$615,000

### Median Sale Price

\$568,000 Houses in South morang between Nov 2016 - Oct 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**18 Coleridge Way South Morang VIC 3752**

4 2 2

Sold Price **\$600,000** Sold Date **19-Aug-17**

Distance **0.64km**



**58 Mirrabucca Promenade South Morang VIC 3752**

4 2 2

Sold Price **\$615,000** Sold Date **02-Sep-17**

Distance **0.49km**



**15 Jenolan Way South Morang VIC 3752**

4 2 2

Sold Price **\$658,500** Sold Date **23-Sep-17**

Distance **0.23km**

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