

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

4 DARIUS TERRACE 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

\$659,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Dec 2021

to

30 Nov 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

8 DARIUS TERRACE SOUTH MORANG VIC 3752	\$670,000	07-Oct-22
4 GRAVLIER WAY SOUTH MORANG VIC 3752	\$665,000	01-Sep-22
141 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$670,000	09-Jul-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: 06 December 2022



**8 DARIUS TERRACE SOUTH
MORANG VIC 3752**

 3  2  4

Sold Price **\$670,000** Sold Date **07-Oct-22**

Distance **0.02km**



**4 GRAVLIER WAY SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price **\$665,000** Sold Date **01-Sep-22**

Distance **0.48km**



**141 THE LAKES BOULEVARD
SOUTH MORANG VIC 3752**

 4  2  4

Sold Price **\$670,000** Sold Date **09-Jul-22**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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