

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

2 Alinda Court 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

South Morang

Period-from

01 Dec 2018

to

30 Nov 2019

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

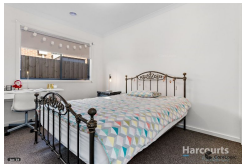
8 Georgian Terrace South Morang VIC 3752	\$600,000	22-Jul-19
8 Fuschia Grove South Morang VIC 3752	\$602,000	30-Nov-19
6 Wonga Mews South Morang VIC 3752	\$601,000	21-Sep-19

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.~~

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8 Georgian Terrace South Morang VIC 3752

4 2 2

Sold Price

\$600,000

Sold Date

22-Jul-19

Distance

0.62km



8 Fuschia Grove South Morang VIC 3752

4 2 2

Sold Price

^{RS} **\$602,000**

Sold Date

30-Nov-19

Distance

0.8km



6 Wonga Mews South Morang VIC 3752

3 2 2

Sold Price

^{RS} **\$601,000**

Sold Date

21-Sep-19

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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