

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

6 GUMVINE LANE 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Other

Suburb

South Morang

Period-from

01 Nov 2023

to

31 Oct 2024

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

5 CORNERSTONE CRESCENT SOUTH MORANG VIC 3752	\$625,500	24-Jun-24
11 STILFORD STREET SOUTH MORANG VIC 3752	\$605,500	18-Oct-24
56 BRACKEN WAY SOUTH MORANG VIC 3752	\$620,000	14-Oct-24

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: 11 November 2024

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**5 CORNERSTONE CRESCENT
SOUTH MORANG VIC 3752**

 3  2  1

Sold Price **\$625,500** Sold Date **24-Jun-24**

Distance **0.69km**



**11 STILFORD STREET SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price ^{RS} **\$605,500** Sold Date **18-Oct-24**

Distance **1.55km**



**56 BRACKEN WAY SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price ^{RS} **\$620,000** Sold Date **14-Oct-24**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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