

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 Premier Avenue 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,500

Property type

House

Suburb

South Morang

Period-from

01 Oct 2020

to

30 Sep 2021

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 Capital Way South Morang VIC 3752	\$635,000	07-Aug-21
47 Capri Close South Morang VIC 3752	\$647,000	15-Oct-21
7 Jardier Terrace South Morang VIC 3752	\$650,000	10-Jun-21

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: 21 October 2021



8 Capital Way South Morang VIC 3752

 3
  2
  2

Sold Price

\$635,000

Sold Date

07-Aug-21

Distance

0.21km


47 Capri Close South Morang VIC 3752

 3
  2
  2

Sold Price

^{RS} **\$647,000**

Sold Date

15-Oct-21

Distance

0.31km


7 Jardier Terrace South Morang VIC 3752

 3
  2
  2

Sold Price

\$650,000

Sold Date

10-Jun-21

Distance

0.15km
RS = Recent sale

UN = Undisclosed Sale

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