

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

1/877 PLENTY ROAD 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,250

Property type

Unit

Suburb

South Morang

Period-from

01 Jun 2021

to

31 May 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

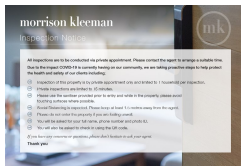
Date of sale

40/877 PLENTY ROAD SOUTH MORANG VIC 3752	\$340,000	11-Oct-21
13/877 PLENTY ROAD SOUTH MORANG VIC 3752	\$350,000	29-Mar-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: 15 June 2022

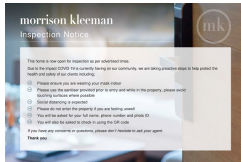


40/877 PLENTY ROAD SOUTH MORANG VIC 3752

2 1 1

Sold Price **\$340,000** Sold Date **11-Oct-21**

Distance **0.06km**



13/877 PLENTY ROAD SOUTH MORANG VIC 3752

2 1 1

Sold Price ^{RS} **\$350,000** Sold Date **29-Mar-22**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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