

## 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

37 Cobblestone Drive South Morang VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

South Morang

Period-from

01 May 2020

to

30 Apr 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 21 Songbird Crescent South Morang VIC 3752  | \$618,000 | 24-Apr-21 |
| 75 Vincent Drive South Morang VIC 3752      | \$621,000 | 12-Feb-21 |
| 6 Williewagtail Drive South Morang VIC 3752 | \$660,000 | 19-Mar-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: 18 May 2021



**21 Songbird Crescent South Morang VIC 3752**

Sold Price <sup>RS</sup> **\$618,000** Sold Date **24-Apr-21**

 4  2  2

Distance **1.12km**



**75 Vincent Drive South Morang VIC 3752**

Sold Price **\$621,000** Sold Date **12-Feb-21**

 4  2  2

Distance **1.6km**



**6 Williewagtail Drive South Morang VIC 3752**

Sold Price <sup>RS</sup> **\$660,000** Sold Date **19-Mar-21**

 4  2  2

Distance **1.19km**

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

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