

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 88 - 91 Williamsons Rd, South Morang, 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 549,000

or range between

&

Median sale price

Median price \$ 491,512

Property type Townhouse

Suburb South Morang

Period - From 1/10/2022

to

31/12/2022

Source

Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 31 - Williamsons Road, South Morang, 3752	\$ 561,000	25/09/2022
2 Lot 13 - Williamsons Road, South Morang, 3752	\$ 562,000	16/11/2022
3 Lot 80 - Williamsons Road, South Morang, 3752	\$ 532,000	30/09/2022

This Statement of Information was prepared on:

24 Mar 2023