

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

34 BRACKEN WAY SOUTH MORANG VIC 3752

Address  
Including suburb and postcode

#### 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)

or range  
Single Price & between  
\$820,000 \$850,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price \$576,000 Property type Land Suburb South Morang  
Period-from 22 May 2024 to 22 Nov 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 |
|--|-----------|--------------|
| 50 TORBRECK AVENUE SOUTH MORANG VIC 3752 | \$845,000 | 29-Jul-24    |
| 50 TUROSS CRESCENT SOUTH MORANG VIC 3752 | \$832,500 | 27-Jun-24    |
| 8 JEZWING AVENUE SOUTH MORANG VIC 3752   | \$820,000 | 04-Jun-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: 22 November 2024





**50 TORBRECK AVENUE SOUTH  
MORANG VIC 3752**

4 2 2

Sold Price **\$845,000** Sold Date **29-Jul-24**

Distance **1.49km**



**50 TUROSS CRESCENT SOUTH  
MORANG VIC 3752**

4 2 2

Sold Price **\$832,500** Sold Date **27-Jun-24**

Distance **0.68km**



**8 JEZWING AVENUE SOUTH  
MORANG VIC 3752**

4 2 2

Sold Price **\$820,000** Sold Date **04-Jun-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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