

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	Lot 86 - Road 1, South Morang, 3752
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$ 630,000	or range between		&	
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Median sale price

Median price	\$ 596,000	Property type	Townhouse	Suburb	South Morang
Period - From	1/01/2024	to	31/03/2024	Source	Oliver Hume

Comparable property sales

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 six months.

This Statement of Information was prepared on: 23 Jul 2024