

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

6 RAINER 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

South Morang

Period-from

01 May 2022

to

30 Apr 2023

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

5 LAPWING ROAD SOUTH MORANG VIC 3752	\$808,500	11-Mar-23
11 EVERGREEN DRIVE SOUTH MORANG VIC 3752	\$850,000	18-Mar-23
6 PARDALOTE CLOSE SOUTH MORANG VIC 3752	\$860,000	15-Mar-23

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: 01 May 2023

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5 LAPWING ROAD SOUTH MORANG VIC 3752

 4  2  2

Sold Price

^{RS}

\$808,500

Sold Date

11-Mar-23

Distance

0.24km



11 EVERGREEN DRIVE SOUTH MORANG VIC 3752

 4  2  2

Sold Price

^{RS}

\$850,000

Sold Date

18-Mar-23

Distance

1.81km



6 PARDALOTE CLOSE SOUTH MORANG VIC 3752

 4  2  2

Sold Price

^{RS}

\$860,000

Sold Date

15-Mar-23

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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