

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 CAMDEN CLOSE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,500

Property type

House

Suburb

South Morang

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

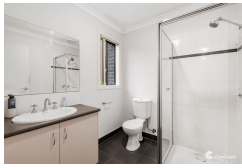
3 GLORY STREET SOUTH MORANG VIC 3752	585000	18-Jun-22
12 PARINGA AVENUE SOUTH MORANG VIC 3752	650000	16-Jul-22
121 GORDONS ROAD SOUTH MORANG VIC 3752	676000	01-Jun-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 September 2022

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3 GLORY STREET SOUTH MORANG VIC 3752

3 2 1

Sold Price

585000

Sold Date

18-Jun-22

Distance

0.91km



12 PARINGA AVENUE SOUTH MORANG VIC 3752

4 2 2

Sold Price

650000

Sold Date

16-Jul-22

Distance

0.49km



121 GORDONS ROAD SOUTH MORANG VIC 3752

4 2 2

Sold Price

676000

Sold Date

01-Jun-22

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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