

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

31 Chamonix Parade 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

South Morang

Period-from

01 Jul 2020

to

30 Jun 2021

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

44 Lincoln Way Doreen VIC 3754	\$535,000	13-Feb-21
15 Mango Crescent Mernda VIC 3754	\$555,000	09-Mar-21
17 Grattan Street South Morang VIC 3752	\$555,000	13-Feb-21

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: 12 July 2021



44 Lincoln Way Doreen VIC 3754

Sold Price

\$535,000

Sold Date

13-Feb-21

 3  2  1

Distance

1.39km



15 Mango Crescent Mernda VIC 3754

Sold Price

\$555,000

Sold Date

09-Mar-21

 3  2  2

Distance

1.08km



17 Grattan Street South Morang VIC 3752

Sold Price

Sold Date

13-Feb-21

 3  2  1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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