

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

5 GAGAN CRESCENT 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,250

Property type

Unit

Suburb

South Morang

Period-from

01 Oct 2022

to

30 Sep 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

9 GAGAN CRESCENT SOUTH MORANG VIC 3752	\$587,800	04-Oct-23
11 GAGAN CRESCENT SOUTH MORANG VIC 3752	\$587,777	02-Oct-23
18/3 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$605,000	24-Jun-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: 06 October 2023

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**9 GAGAN CRESCENT SOUTH
MORANG VIC 3752**

3 2 2

Sold Price

^{RS} **\$587,800** Sold Date **04-Oct-23**

Distance **0.02km**



**11 GAGAN CRESCENT SOUTH
MORANG VIC 3752**

3 2 2

Sold Price

^{RS} **\$587,777** Sold Date **02-Oct-23**

Distance **0.02km**



**18/3 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

3 2 2

Sold Price

\$605,000 Sold Date **24-Jun-23**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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