

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

8 WONGA MEWS 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Aug 2023

to

31 Jul 2024

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

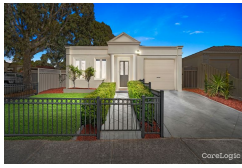
9 BUSHMANS WAY SOUTH MORANG VIC 3752	\$650,000	20-Apr-24
54 BRACKEN WAY SOUTH MORANG VIC 3752	\$630,000	23-Mar-24
39 PARLETTE TERRACE SOUTH MORANG VIC 3752	\$635,500	12-Aug-24

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: 28 August 2024

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**9 BUSHMANS WAY SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price

^{RS}

\$650,000

Sold Date

20-Apr-24

Distance

1.81km



**54 BRACKEN WAY SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

\$630,000

Sold Date

23-Mar-24

Distance

0.75km



**39 PARLETTE TERRACE SOUTH
MORANG VIC 3752**

 3  1  2

Sold Price

^{RS}

\$635,500

Sold Date

12-Aug-24

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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