

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/841 PLENTY ROAD, SOUTH MORANG, VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$410,000 to \$450,000

Median sale price

Median price

Property type

House

Suburb

SOUTH MORANG

Period

01 July 2022 to 30 June 2023

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

12/12 MCGLYNN AVE, SOUTH MORANG, VIC 3752	*\$470,000	21/07/2023
16 PACE CCT, SOUTH MORANG, VIC 3752	*\$410,000	04/07/2023
6/881 PLENTY RD, SOUTH MORANG, VIC 3752	\$457,000	25/05/2023

This Statement of Information was prepared on:

22/08/2023