

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 ROBIN PLACE 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

\$739,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

South Morang

Period-from

01 Mar 2023

to

29 Feb 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

27 JOLLY TERRACE SOUTH MORANG VIC 3752	\$720,000	26-Feb-24
30 TEATREE DRIVE SOUTH MORANG VIC 3752	\$712,000	16-Mar-24
3 BEAN COURT MILL PARK VIC 3082	\$775,000	17-Feb-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: 19 March 2024



**27 JOLLY TERRACE SOUTH
MORANG VIC 3752**

3 2 2

Sold Price

^{RS}

\$720,000

Sold Date

26-Feb-24

Distance

0.38km



**30 TEATREE DRIVE SOUTH
MORANG VIC 3752**

3 2 2

Sold Price

^{RS}

\$712,000

Sold Date

16-Mar-24

Distance

0.51km



**3 BEAN COURT MILL PARK VIC
3082**

3 2 2

Sold Price

^{RS}

\$775,000

Sold Date

17-Feb-24

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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