

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**8/40 Gorge Road,  
SOUTH MORANG 3752**

 2 beds  
 2 baths  
 1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$380,000 - \$418,000**

### Median sale price

Median for **SOUTH MORANG** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$602,000**

### 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 the most comparable to the property for sale.

**11/11 Riverside Drive,**  
South Morang 3752

**Price \$460,000** Sold 13 July  
2019

**2/885 Plenty Road,**  
South Morang 3752

**Price \$422,500** Sold 24  
August 2019

**14/958 Plenty Road,**  
South Morang 3752

**Price \$390,000** Sold 25  
February 2019

This Statement of Information was prepared on 2nd Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Mill Park

Shop 40, The Stables Shopping  
Centre, Childs Road,  
Mill Park VIC 3082

### Contact agents



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Ray White

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