

## 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

3/2 LEONIE CLOSE SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

South Morang

Period-from

01 Aug 2021

to

31 Jul 2022

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

12/3 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$550,000	01-Jun-22
7/191 GORDONS ROAD SOUTH MORANG VIC 3752	\$575,000	19-May-22
1/40 GORGE ROAD SOUTH MORANG VIC 3752	\$546,500	23-Apr-22

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: 01 August 2022

Tony Ong  
P 0432333937  
M 0432333937  
E tony.ong@barryplant.com.au



**12/3 OLD PLENTY ROAD SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**01-Jun-22**

Distance

**0.57km**



**7/191 GORDONS ROAD SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price

**\$575,000**

Sold Date

**19-May-22**

Distance

**1.98km**



**1/40 GORGE ROAD SOUTH  
MORANG VIC 3752**

 2  2  1

Sold Price

**\$546,500**

Sold Date

**23-Apr-22**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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