

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 CHANDLER DRIVE, SOUTH MORANG, 🕮 3 🕒 2 😂 2







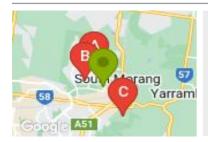
Indicative Selling Price

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

Price Range:

\$639,000 to \$710,000

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

01 January 2023 to 30 June 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



18 APPLEGUM DR, SOUTH MORANG, VIC 3752 🕮 3 🕒 2 🚓 2







Sale Price

*\$790,000

Sale Date: 15/08/2023

Distance from Property: 1.1km





7 SCENIC TCE, SOUTH MORANG, VIC 3752









Sale Price

***\$760,000**

Sale Date: 05/08/2023

Distance from Property: 1km





8 FANTAIL PL, SOUTH MORANG, VIC 3752







Sale Price

\$700.000

Sale Date: 28/07/2023

Distance from Property: 2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

included in the comple	tructions in this box do not form part of this Statement of Information and are not required to be eted Statement of Information for the property being offered for sale. umer Affairs Victoria has approved this form of the Statement of Information for section 47AF of			
Property offered	for sale			
Address Including suburb and postcode	rb and 24 CHANDLER DRIVE SOUTH MORANG, VIC 3752			
Indicative selling				
For the meaning of this	s price see consumer.vic.gov.au/underquoting			
Price Range:	\$639,000 to \$710,000			

Median sale price

Median price		Property type	House		Suburb	SOUTH MORANG
Period	01 January 2023 to 30 June 2023		Source	pr		ricefinder

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
18 APPLEGUM DR, SOUTH MORANG, VIC 3752	*\$790,000	15/08/2023
7 SCENIC TCE, SOUTH MORANG, VIC 3752	*\$760,000	05/08/2023
8 FANTAIL PL, SOUTH MORANG, VIC 3752	\$700,000	28/07/2023

This Statement of Information was prepared on:

25/08/2023

