

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 APPELGUM DR, SOUTH MORANG, VIC 3752



3



2



2

Sale Price

***\$790,000**

Sale Date: 15/08/2023

Distance from Property: 1.1 km



7 SCENIC TCE, SOUTH MORANG, VIC 3752



3



2



2

Sale Price

***\$760,000**

Sale Date: 05/08/2023

Distance from Property: 1 km



8 FANTAIL PL, SOUTH MORANG, VIC 3752



3



2



1

Sale Price

\$700,000

Sale Date: 28/07/2023

Distance from Property: 2 km



This report has been compiled on 25/08/2023 by Stockdale & Leggo Epping. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

24 CHANDLER DRIVE, SOUTH MORANG, VIC 3752

Indicative selling price

For the meaning of this 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



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 APPELGUM 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