

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 86 - Williamsons Road, South Morang, 3752

Indicative selling price

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

Single price \$ 613,000

or range between

&

Median sale price

Median price \$ 493,250

Property type Townhouse

Suburb South Morang

Period - From 01/07/2023

to

30/09/2023

Source Oliver Hume

Comparable property sales

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 six months.

This Statement of Information was prepared on:

31 Jan 2024