

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

9 MCARTHURS ROAD SOUTH MORANG VIC 3752

Indicative selling price

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

Single Price

or range
between

\$815,000

&

\$896,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

South Morang

Period-from

01 Apr 2023

to

31 Mar 2024

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

9 STONECROP CRESCENT SOUTH MORANG VIC 3752	\$838,000	09-Dec-23
11 COLERIDGE WAY SOUTH MORANG VIC 3752	\$860,500	16-Dec-23
13 DANJERA PLACE SOUTH MORANG VIC 3752	\$885,000	19-Jan-24

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: 05 April 2024

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**9 STONECROP CRESCENT SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

\$838,000

Sold Date **09-Dec-23**

Distance

0.2km



**11 COLERIDGE WAY SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

\$860,500

Sold Date **16-Dec-23**

Distance

1.63km



**13 DANJERA PLACE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

^{RS} **\$885,000**

Sold Date **19-Jan-24**

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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