

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

6/33-35 GORGE 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Commercial

Suburb

South Morang

Period-from

01 May 2022

to

30 Apr 2023

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

1/841 PLENTY ROAD SOUTH MORANG VIC 3752	\$430,000	19-Apr-22
10/868 PLENTY ROAD SOUTH MORANG VIC 3752	\$415,000	08-Jun-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: 16 May 2023



**1/841 PLENTY ROAD SOUTH
MORANG VIC 3752**

2 1 1

Sold Price **\$430,000** Sold Date **19-Apr-22**

Distance **0.24km**



**10/868 PLENTY ROAD SOUTH
MORANG VIC 3752**

2 1 1

Sold Price **\$415,000** Sold Date **08-Jun-22**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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