

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

32 The Strand 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

South Morang

Period-from

01 Jun 2019

to

31 May 2020

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

7 Toulouse Road South Morang VIC 3752	\$850,000	21-Mar-20
12 Kitchin Road South Morang VIC 3752	\$901,000	09-Nov-19
16 Highpoint Drive South Morang VIC 3752	\$870,000	11-Nov-19

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: 18 June 2020



7 Toulouse Road South Morang VIC 3752

Sold Price

\$850,000

Sold Date

21-Mar-20

4

2

2

Distance

0.52km



12 Kitchin Road South Morang VIC 3752

Sold Price

\$901,000

Sold Date

09-Nov-19

4

2

2

Distance

0.62km



16 Highpoint Drive South Morang VIC 3752

Sold Price

\$870,000

Sold Date

11-Nov-19

4

2

2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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