

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 THE GABLES 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

South Morang

Period-from

01 Jun 2021

to

31 May 2022

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

3 KITCHIN ROAD SOUTH MORANG VIC 3752	\$940,000	14-Dec-21
10 DECORE DRIVE SOUTH MORANG VIC 3752	\$945,000	12-Mar-22
4 RAPHAEL RISE SOUTH MORANG VIC 3752	\$920,000	10-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.~~

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Ashlee Jade
P 94329919
M 0434109591
E ajade@barryplant.com.au



3 KITCHIN ROAD SOUTH MORANG VIC 3752 Sold Price **\$940,000** Sold Date **14-Dec-21**

 4  2  2

Distance -



10 DECORE DRIVE SOUTH MORANG VIC 3752 Sold Price ^{RS} **\$945,000** Sold Date **12-Mar-22**

 4  2  2

Distance **0.9km**



4 RAPHAEL RISE SOUTH MORANG VIC 3752 Sold Price ^{RS} **\$920,000** Sold Date **10-Jun-22**

 4  2  2

Distance **1.4km**

RS = Recent sale **UN** = Undisclosed Sale

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