

## 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

64 TWIN RIVER DRIVE SOUTH MORANG VIC 3752

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Feb 2022

to

31 Jan 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 4 THE COMMON SOUTH MORANG VIC 3752           | \$625,500 | 07-Oct-22 |
| 65 THE LAKES BOULEVARD SOUTH MORANG VIC 3752 | \$605,500 | 23-Aug-22 |
| 5 STILFORD STREET SOUTH MORANG VIC 3752      | \$570,000 | 29-Sep-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: 02 February 2023

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#### 4 THE COMMON SOUTH MORANG VIC 3752

Sold Price **\$625,500** Sold Date **07-Oct-22**

 3  1  1

Distance **0.75km**



#### 65 THE LAKES BOULEVARD SOUTH MORANG VIC 3752

Sold Price **\$605,500** Sold Date **23-Aug-22**

 3  1  1

Distance **0.65km**



#### 5 STILFORD STREET SOUTH MORANG VIC 3752

Sold Price **\$570,000** Sold Date **29-Sep-22**

 3  2  1

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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