

## 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

3/2 Leonie Close 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

\$465,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

South Morang

Period-from

01 Nov 2019

to

31 Oct 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

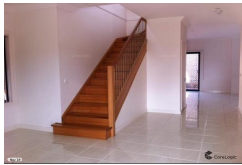
4/20 Leonie Close South Morang VIC 3752	\$528,000	27-Mar-20
4 Snapdragon Street South Morang VIC 3752	\$473,500	12-Mar-20
12 Nilgiri Lane South Morang VIC 3752	\$520,000	02-Jul-20

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: 10 November 2020

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**4/20 Leonie Close South Morang VIC 3752**

Sold Price **\$528,000** Sold Date **27-Mar-20**

3 2 1

Distance **0.04km**



**4 Snapdragon Street South Morang VIC 3752**

Sold Price **\$473,500** Sold Date **12-Mar-20**

3 2 1

Distance **0.22km**



**12 Nilgiri Lane South Morang VIC 3752**

Sold Price **\$520,000** Sold Date **02-Jul-20**

3 2 2

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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