

## 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

4 St Ronans Grove 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

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

South Morang

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 8 Argent Avenue South Morang VIC 3752     | \$776,000 | 27-Jan-21 |
| 388 Gordons Road South Morang VIC 3752    | \$750,500 | 19-Dec-20 |
| 5 Beringarra Street South Morang VIC 3752 | \$782,000 | 28-Nov-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: 02 March 2021

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**8 Argent Avenue South Morang VIC 3752** Sold Price <sup>RS</sup> **\$776,000** <sup>UN</sup> Sold Date **27-Jan-21**

 4  2  2

Distance **0.28km**



**388 Gordons Road South Morang VIC 3752** Sold Price <sup>RS</sup> **\$750,500** Sold Date **19-Dec-20**

 4  3  2

Distance **0.77km**



**5 Beringarra Street South Morang VIC 3752** Sold Price **\$782,000** Sold Date **28-Nov-20**

 5  2  2

Distance **1.56km**

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

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