

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 Cositail Place 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

South Morang

Period-from

01 Feb 2019

to

31 Jan 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

8 Fuschia Grove South Morang VIC 3752	\$602,000	30-Nov-19
2 Alinda Court South Morang VIC 3752	\$612,000	28-Jan-20
2 Camden Close South Morang VIC 3752	\$637,500	24-Aug-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: 11 February 2020



8 Fuschia Grove South Morang VIC 3752

Sold Price

^{RS} **\$602,000**

Sold Date

30-Nov-19

 4  2  2

Distance

1.5km



2 Alinda Court South Morang VIC 3752

Sold Price

^{RS} **\$612,000**

Sold Date

28-Jan-20

 4  2  2

Distance

0.71km



2 Camden Close South Morang VIC 3752

Sold Price

\$637,500

Sold Date

24-Aug-19

 4  2  2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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