

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

31 DARIUS TERRACE SOUTH MORANG VIC 3752

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price &
between

	\$595,000	\$654,500
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$498,000	Property type	Unit	Suburb	South Morang
Period-from	2 Mar 2023	to	31 Aug 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
70 DARIUS TERRACE SOUTH MORANG VIC 3752	\$635,000	18-Mar-23
23 JARDIER TERRACE SOUTH MORANG VIC 3752	\$590,500	15-Apr-23
2 NOUVELLE GROVE SOUTH MORANG VIC 3752	\$656,500	29-Jul-23

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: 30 August 2023



70 DARIUS TERRACE SOUTH MORANG VIC 3752

3 1 2

Sold Price **\$635,000** Sold Date **18-Mar-23**

Distance **0.06km**



23 JARDIER TERRACE SOUTH MORANG VIC 3752

3 1 4

Sold Price **\$590,500** Sold Date **15-Apr-23**

Distance **0.72km**



2 NOUVELLE GROVE SOUTH MORANG VIC 3752

3 1 4

Sold Price ^{RS} **\$656,500** Sold Date **29-Jul-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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