

## 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

34 LAZAR GROVE SOUTH MORANG VIC 3752

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

South Morang

Period-from

01 Nov 2023

to

31 Oct 2024

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

1 SAVILLE PLACE SOUTH MORANG VIC 3752	\$741,000	19-Oct-24
106 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$690,000	28-Jun-24
12 BERGAMOT WAY SOUTH MORANG VIC 3752	\$715,000	09-Nov-24

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.~~

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**1 SAVILLE PLACE SOUTH MORANG  
VIC 3752**

Sold Price

<sup>RS</sup> **\$741,000** Sold Date **19-Oct-24**

 4  3  2

Distance **0.64km**



**106 THE LAKES BOULEVARD  
SOUTH MORANG VIC 3752**

Sold Price

**\$690,000** Sold Date **28-Jun-24**

 3  2  2

Distance **0.82km**



**12 BERGAMOT WAY SOUTH  
MORANG VIC 3752**

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **09-Nov-24**

 3  2  2

Distance **1.21km**

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

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