

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

5 SANDERLING AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

South Morang

Period-from

01 Sep 2022

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

2 FLAME CRESCENT SOUTH MORANG VIC 3752	\$628,000	01-Apr-23
9 HUMMINGBIRD PLACE SOUTH MORANG VIC 3752	\$600,000	02-Jun-23
35 VINCENT DRIVE SOUTH MORANG VIC 3752	\$648,000	01-Apr-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.~~

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2 FLAME CRESCENT SOUTH MORANG VIC 3752

 3  2  2

Sold Price **\$628,000** Sold Date **01-Apr-23**

Distance **0.04km**

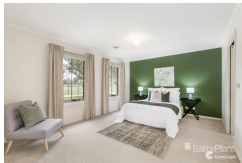


9 HUMMINGBIRD PLACE SOUTH MORANG VIC 3752

 3  2  2

Sold Price **\$600,000** Sold Date **02-Jun-23**

Distance **0.16km**



35 VINCENT DRIVE SOUTH MORANG VIC 3752

 3  2  2

Sold Price **\$648,000** Sold Date **01-Apr-23**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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