

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

2/190 Gordons Road 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

\$399,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

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

3/20 Reefton Court South Morang VIC 3752	\$380,000	09-Oct-19
33 Pace Circuit South Morang VIC 3752	\$390,000	06-Feb-20
8/958 Plenty Road South Morang VIC 3752	\$407,000	28-Nov-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: 29 February 2020



3/20 Reefton Court South Morang VIC 3752

2 1 1

Sold Price

\$380,000

Sold Date

09-Oct-19

Distance

0.45km



33 Pace Circuit South Morang VIC 3752

2 1 1

Sold Price

^{RS} **\$390,000**

Sold Date

06-Feb-20

Distance

1.9km



8/958 Plenty Road South Morang VIC 3752

3 3 1

Sold Price

\$407,000

Sold Date

28-Nov-19

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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