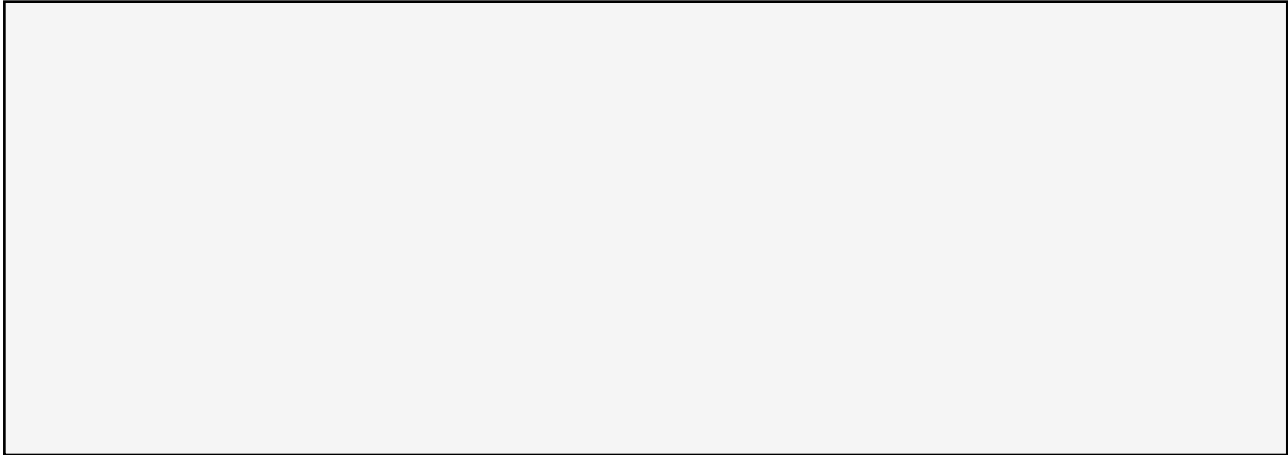


# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



### Property offered for sale


Address Including suburb and postcode: 79 JARDIER TERRACE, SOUTH MORANG, VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$865,000 to \$925,000

### Median sale price

Median price: \$755,000    Property type: House    Suburb: SOUTH MORANG  
Period: 01 January 2024 to 31 December 2024    Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 OUTCROP CRES, SOUTH MORANG, VIC 3752	*\$910,000	07/12/2024
3 DARIUS TCE, SOUTH MORANG, VIC 3752	**\$940,000	07/12/2024
9 CONELLY WAY, SOUTH MORANG, VIC 3752	\$896,000	17/10/2024

This Statement of Information was prepared on: 21/01/2025