

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

4 NARDOO STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,250

Property type

House

Suburb

South Morang

Period-from

01 May 2021

to

30 Apr 2022

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 STANHOPE CRESCENT SOUTH MORANG VIC 3752	\$752,000	07-May-22
12 TORRESDALE ROAD SOUTH MORANG VIC 3752	\$770,000	14-May-22
40 BARMAN DRIVE SOUTH MORANG VIC 3752	\$750,000	14-May-22

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: 25 May 2022



**2 STANHOPE CRESCENT SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

^{RS}

\$752,000

Sold Date **07-May-22**

Distance

0.5km



**12 TORRESDALE ROAD SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

^{RS}

\$770,000

Sold Date **14-May-22**

Distance

0.7km



**40 BARMAN DRIVE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

^{RS}

\$750,000

Sold Date **14-May-22**

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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