

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

2/3 Old Plenty 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

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

South Morang

Period-from

01 Sep 2020

to

31 Aug 2021

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

20/3 Old Plenty Road South Morang VIC 3752	\$460,000	06-Aug-21
5/1 Nirvana Drive South Morang VIC 3752	\$445,000	04-Sep-21
13/74 Thomas Street South Morang VIC 3752	\$430,000	23-Jul-21

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: 09 September 2021



20/3 Old Plenty Road South Morang VIC 3752

2 2 1

Sold Price

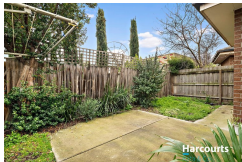
^{RS} \$460,000

Sold Date

06-Aug-21

Distance

0.02km



5/1 Nirvana Drive South Morang VIC 3752

2 1 1

Sold Price

^{RS} \$445,000

Sold Date

04-Sep-21

Distance

0.6km



13/74 Thomas Street South Morang VIC 3752

2 1 1

Sold Price

^{RS} \$430,000

Sold Date

23-Jul-21

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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