

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

18 LA RUE PLACE, SOUTH MORANG, VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$869,000

Median sale price

Median price

\$730,500

Property type

House

Suburb

SOUTH MORANG

Period

01 July 2022 to 30 June 2023

Source

pricefinder

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

123 VINCENT DR, SOUTH MORANG, VIC 3752	*\$900,000	09/09/2023
35 ALAIN AVE, SOUTH MORANG, VIC 3752	*\$852,500	02/09/2023
6 RAINER RD, SOUTH MORANG, VIC 3752	\$940,000	06/05/2023

This Statement of Information was prepared on:

13/09/2023