

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 Chauvel Place 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,050

Property type

House

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

5 Lazar Grove South Morang VIC 3752	\$737,000	31-Jul-21
54 Capri Close South Morang VIC 3752	\$692,000	26-Jun-21
7 Jardier Terrace South Morang VIC 3752	\$650,000	10-Jun-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: 08 September 2021

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5 Lazar Grove South Morang VIC 3752

3 2 2

Sold Price

^{RS} **\$737,000**

Sold Date

31-Jul-21

Distance

0.64km



54 Capri Close South Morang VIC 3752

3 2 2

Sold Price

\$692,000

Sold Date

26-Jun-21

Distance

0.68km



7 Jardier Terrace South Morang VIC 3752

3 2 2

Sold Price

\$650,000

Sold Date

10-Jun-21

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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