

# 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

Lot 97 - Williamsons Road, South Morang, 3752

### Indicative selling price

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

Single price \$ 617,000 or range between &

### Median sale price

Median price \$ 493,250 Property type Townhouse Suburb South Morang

Period - From 01/07/2023 to 30/09/2023 Source Oliver Hume

### Comparable property sales

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 six months.

This Statement of Information was prepared on: 31 Jan 2024