

## 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

33 Lanata Street South Morang VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,500

Property type

House

Suburb

South Morang

Period-from

01 Mar 2019

to

29 Feb 2020

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

18 Fitzgerald Drive South Morang VIC 3752	\$584,000	26-Oct-19
6 Malindi Court South Morang VIC 3752	\$585,100	15-Feb-20
565 The Lakes Boulevard South Morang VIC 3752	\$592,500	22-Feb-20

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.~~

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Tony Ong  
P 0432333937  
M 0432333937  
E tony.ong@barryplant.com.au



**18 Fitzgerald Drive South Morang VIC 3752**

Sold Price **\$584,000** Sold Date **26-Oct-19**

 3  2  1

Distance **0.26km**



**6 Malindi Court South Morang VIC 3752**

Sold Price <sup>RS</sup> **\$585,100** Sold Date **15-Feb-20**

 3  2  1

Distance **0.78km**



**565 The Lakes Boulevard South Morang VIC 3752**

Sold Price <sup>RS</sup> **\$592,500** Sold Date **22-Feb-20**

 3  2  2

Distance **0.7km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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