

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/20 REEFTON COURT, SOUTH MORANG,** 2 1 1

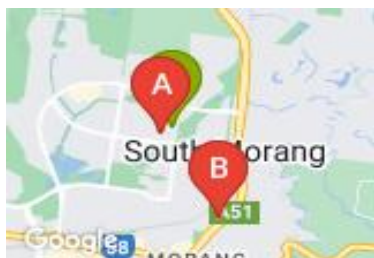
### Indicative Selling Price

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

**Price Range:** **\$395,000 to \$434,500**

Provided by: Dale McMaster, Sockdale and Leggo Epping

## MEDIAN SALE PRICE



**SOUTH MORANG, VIC, 3752**

Suburb Median Sale Price (Unit)

**\$497,250**

01 January 2022 to 31 December 2022

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**12A COLERIDGE WAY, SOUTH MORANG, VIC** 2 1 1

Sale Price

**\*\$463,000**

Sale Date: 11/02/2023

Distance from Property: 161m



**21/3 OLD PLENTY RD, SOUTH MORANG, VIC** 2 2 1

Sale Price

**\$500,000**

Sale Date: 30/01/2023

Distance from Property: 1.4km



**40 BUSH BVD, MILL PARK, VIC 3082** 2 2 1

Sale Price

**\*\$371,000**

Sale Date: 22/12/2022

Distance from Property: 2.2km

This report has been compiled on 21/03/2023 by Stockdale & Leggo Epping. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**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

3/20 REEFTON COURT, SOUTH MORANG, VIC 3752

### Indicative selling price

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

Price Range:

\$395,000 to \$434,500

### Median sale price

Median price

\$497,250

Property type

Unit

Suburb

SOUTH MORANG

Period

01 January 2022 to 31 December 2022

Source



### 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

12A COLERIDGE WAY, SOUTH MORANG, VIC 3752	*\$463,000	11/02/2023
21/3 OLD PLENTY RD, SOUTH MORANG, VIC 3752	\$500,000	30/01/2023
40 BUSH BVD, MILL PARK, VIC 3082	*\$371,000	22/12/2022

This Statement of Information was prepared on:

21/03/2023