

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

34 THE LAKES BOULEVARD 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

\$499,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,250

Property type

Unit

Suburb

South Morang

Period-from

01 Nov 2023

to

31 Oct 2024

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

9 VAUTIER PLACE SOUTH MORANG VIC 3752	\$495,000	06-Jul-24
13/191 GORDONS ROAD SOUTH MORANG VIC 3752	\$500,000	15-Aug-24
15/191 GORDONS ROAD SOUTH MORANG VIC 3752	\$532,000	24-Aug-24

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: 11 November 2024

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**9 VAUTIER PLACE SOUTH
MORANG VIC 3752**

 2  1  1

Sold Price

^{RS} **\$495,000**

Sold Date

06-Jul-24

Distance

0km



**13/191 GORDONS ROAD SOUTH
MORANG VIC 3752**

 2  2  2

Sold Price

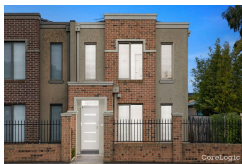
^{RS} **\$500,000**

Sold Date

15-Aug-24

Distance

1.15km



**15/191 GORDONS ROAD SOUTH
MORANG VIC 3752**

 2  2  2

Sold Price

\$532,000

Sold Date

24-Aug-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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