

## 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

7 COSITAIL PLACE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Aug 2023

to

31 Jul 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 13 SONGBIRD CRESCENT SOUTH MORANG VIC 3752 | \$695,000 | 27-Oct-23 |
| 16 JEZWING AVENUE SOUTH MORANG VIC 3752    | \$741,000 | 25-Mar-23 |
| 4 PARDALOTE CLOSE SOUTH MORANG VIC 3752    | \$740,000 | 06-Apr-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: 15 August 2024



## 13 SONGBIRD CRESCENT SOUTH MORANG VIC 3752

3 2 2

Sold Price

**\$695,000**

Sold Date

**27-Oct-23**

Distance

**0.1km**



## 16 JEZWING AVENUE SOUTH MORANG VIC 3752

4 2 2

Sold Price

**\$741,000**

Sold Date

**25-Mar-23**

Distance

**0.17km**



## 4 PARDALOTE CLOSE SOUTH MORANG VIC 3752

4 2 2

Sold Price

**\$740,000**

Sold Date

**06-Apr-24**

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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