

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

9 GAGAN CRESCENT 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

or range
between

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

Other

Suburb

South Morang

Period-from

01 Sep 2022

to

31 Aug 2023

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

13/5 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$600,000	01-Jul-23
18/3 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$605,000	24-Jun-23
26 GORGE ROAD SOUTH MORANG VIC 3752	\$595,000	03-May-23

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: 25 September 2023

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**13/5 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

3 2 2

Sold Price **\$600,000** Sold Date **01-Jul-23**

Distance **0.97km**



**18/3 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

3 2 2

Sold Price **\$605,000** Sold Date **24-Jun-23**

Distance **0.99km**



**26 GORGE ROAD SOUTH MORANG
VIC 3752**

3 2 2

Sold Price **\$595,000** Sold Date **03-May-23**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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