

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

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)

Single Price:

\$715,000

### Median sale price

Median price

\$690,000

Property type

House

Suburb

SOUTH MORANG

Period

01 October 2021 to 30 September 2022

Source

pricfinder

### 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

136 HAWKSTOWE PDE, SOUTH MORANG, VIC 3752	\$710,000	19/04/2022
50 LE PAGE RUN, SOUTH MORANG, VIC 3752	\$720,000	16/07/2022
4 LANG LANG WAY, MERNDA, VIC 3754	*\$705,000	13/09/2022

This Statement of Information was prepared on:

12/10/2022