

## 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

14 Barbers Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

South Morang

Period-from

01 Sep 2018

to

31 Aug 2019

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

5 Kalatha Street South Morang VIC 3752	\$586,000	23-Feb-19
15 Groundberry Street South Morang VIC 3752	\$605,000	16-Mar-19
609 The Lakes Boulevard South Morang VIC 3752	\$568,000	13-Apr-19

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: 16 September 2019

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**5 Kalatha Street South Morang VIC 3752**

 4  2  2

Sold Price

**\$586,000**

Sold Date

**23-Feb-19**

Distance

**0.6km**



**15 Groundberry Street South Morang VIC 3752**

 3  2  2

Sold Price

**\$605,000**

Sold Date

**16-Mar-19**

Distance

**1.41km**



**609 The Lakes Boulevard South Morang VIC 3752**

 4  2  2

Sold Price

**\$568,000**

Sold Date

**13-Apr-19**

Distance

**1.78km**

RS = Recent sale

UN = Undisclosed Sale

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