

## 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

13/881 Plenty Road 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

South Morang

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/810 Plenty Road South Morang VIC 3752	\$470,000	19-Oct-20
7/883 Plenty Road South Morang VIC 3752	\$472,500	22-Sep-20
7/20 Leonie Close South Morang VIC 3752	\$475,000	21-Oct-20

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: 01 December 2020



**1/810 Plenty Road South Morang  
VIC 3752**

Sold Price

<sup>RS</sup> **\$470,000**

Sold Date

**19-Oct-20**

 2  1  1

Distance

**0.66km**



**7/883 Plenty Road South Morang  
VIC 3752**

Sold Price

<sup>RS</sup> **\$472,500**

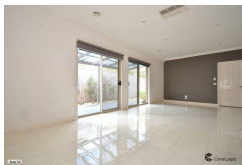
Sold Date

**22-Sep-20**

 3  1  1

Distance

**0.08km**



**7/20 Leonie Close South Morang  
VIC 3752**

Sold Price

<sup>RS</sup> **\$475,000**

Sold Date

**21-Oct-20**

 2  1  1

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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