

## 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

115 CAMEO CRESCENT 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

\$445,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

South Morang

Period-from

01 Jan 2024

to

31 Dec 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

30 GORMAN DRIVE MILL PARK VIC 3082	\$451,000	28-Oct-24
24 EVERLASTING BOULEVARD SOUTH MORANG VIC 3752	\$487,000	19-Nov-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: 16 January 2025



**30 GORMAN DRIVE MILL PARK VIC 3082** Sold Price **\$451,000** Sold Date **28-Oct-24**

2 2 1

Distance **0.58km**



**24 EVERLASTING BOULEVARD SOUTH MORANG VIC 3752** Sold Price <sup>RS</sup> **\$487,000** Sold Date **19-Nov-24**

2 2 1

Distance **0.75km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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