## 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

71 STAGECOACH BOULEVARD 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	\$798,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$750,000	Prope	erty type House		Suburb	South Morang	
Period-from	01 May 2023	to	30 Apr 2	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.

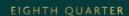
Address of comparable property	Price	Date of sale	_
19 PARINGA AVENUE SOUTH MORANG VIC 3752	\$792,500	24-Feb-24	
563 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$780,000	05-Jan-24	
29 ST JOHNS COURT SOUTH MORANG VIC 3752	\$815,000	30-Jan-24	

#### 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: 04 May 2024





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19 PARINGA AVENUE SOUTH MORANG VIC 3752

 Sold Price

RS **\$792,500** Sold Date **24-Feb-24** 

Distance 1.37km



563 THE LAKES BOULEVARD SOUTH MORANG VIC 3752

**□** 4 **□** 2 **□** 2

Sold Price

\$780,000 Sold Date 05-Jan-24

Distance 1.79km



29 ST JOHNS COURT SOUTH MORANG VIC 3752

**□** 4 **□** 2 **□** 2

Sold Price

**\$815,000** Sold Date **30-Jan-24** 

Distance 0.47km

RS = Recent sale

UN = Undisclosed Sale

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