

## 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

36 The Lakes Boulevard 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,050

Property type

House

Suburb

South Morang

Period-from

01 Sep 2020

to

31 Aug 2021

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

10 Olsen Walk Mill Park VIC 3082	\$480,000	11-Aug-21
34 Sharp Circuit Mill Park VIC 3082	\$453,000	26-Jul-21
13/2 Stillman Drive Mill Park VIC 3082	\$532,000	09-Aug-21

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: 07 September 2021

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10 Olsen Walk Mill Park VIC 3082

Sold Price

<sup>RS</sup> \$480,000

Sold Date

11-Aug-21

2 2 1

Distance

1.94km



34 Sharp Circuit Mill Park VIC 3082

Sold Price

<sup>RS</sup> \$453,000

Sold Date

26-Jul-21

2 2 1

Distance

1.96km



13/2 Stillman Drive Mill Park VIC 3082

Sold Price

<sup>RS</sup> \$532,000

Sold Date

09-Aug-21

3 1 1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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