

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

1 LAZAR GROVE 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

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,500

Property type

House

Suburb

South Morang

Period-from

01 Apr 2021

to

31 Mar 2022

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

8 LANATA STREET SOUTH MORANG VIC 3752	\$720,000	15-Nov-21
27 WINGSPAN AVENUE SOUTH MORANG VIC 3752	\$748,000	13-Oct-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: 11 April 2022



**8 LANATA STREET SOUTH
MORANG VIC 3752**

3 2 2

Sold Price **\$720,000** Sold Date **15-Nov-21**

Distance **0.99km**



**27 WINGSPAN AVENUE SOUTH
MORANG VIC 3752**

3 2 2

Sold Price **\$748,000** Sold Date **13-Oct-21**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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