

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

4 LYONS RISE 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

\$1,089,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Sep 2021

to

31 Aug 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

3 LOCKLEY PARADE SOUTH MORANG VIC 3752	\$1,078,000	17-Sep-22
23 THORNHOLM ROAD SOUTH MORANG VIC 3752	\$1,030,000	12-Sep-22
6 CAREX WAY SOUTH MORANG VIC 3752	\$1,200,000	31-Aug-22

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: 26 September 2022



3 LOCKLEY PARADE SOUTH MORANG VIC 3752

 4  2  2

Sold Price ^{RS} **\$1,078,000** Sold Date **17-Sep-22**

Distance **0.9km**



23 THORNHOLM ROAD SOUTH MORANG VIC 3752

 4  2  2

Sold Price ^{RS} **\$1,030,000** Sold Date **12-Sep-22**

Distance **0.98km**



6 CAREX WAY SOUTH MORANG VIC 3752

 4  3  3

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **31-Aug-22**

Distance **2.45km**

RS = Recent sale

UN = Undisclosed Sale

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