

## 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

5 WATERSTONE PLACE SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Other

Suburb

South Morang

Period-from

01 Sep 2022

to

31 Aug 2023

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

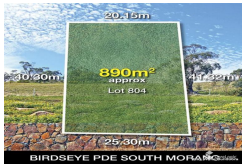
|  |           |           |
|--|-----------|-----------|
| 10 BIRDSEYE PARADE SOUTH MORANG VIC 3752 | \$960,000 | 30-Apr-23 |
| 9 HIGHPOINT DRIVE SOUTH MORANG VIC 3752  | \$983,000 | 25-Oct-22 |
| 11 JOEYS RUN SOUTH MORANG VIC 3752       | \$735,000 | 01-Apr-23 |

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 September 2023

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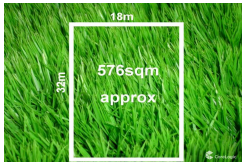


**10 BIRDSEYE PARADE SOUTH  
MORANG VIC 3752**

🏠 - 🚗 - 🚚 -

Sold Price **\$960,000** Sold Date **30-Apr-23**

Distance **1.93km**



**9 HIGHPOINT DRIVE SOUTH  
MORANG VIC 3752**

🏠 - 🚗 - 🚚 -

Sold Price **\$983,000** Sold Date **25-Oct-22**

Distance **1.94km**



**11 JOEYS RUN SOUTH MORANG  
VIC 3752**

🏠 - 🚗 - 🚚 -

Sold Price **\$735,000** Sold Date **01-Apr-23**

Distance **1.96km**

RS = Recent sale      UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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\$560,000

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### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Land

Suburb

South Morang

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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Price

Date of sale

|   |           |           |
|---|-----------|-----------|
| 14 GEORGIAN TERRACE SOUTH MORANG VIC 3752 | \$675,000 | 26-Mar-22 |
| 6 BADAL STREET SOUTH MORANG VIC 3752      | \$585,000 | 25-Jul-22 |
| 21 GAGAN CRESCENT SOUTH MORANG VIC 3752   | \$596,000 | 19-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: 13 September 2023

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**14 GEORGIAN TERRACE SOUTH  
MORANG VIC 3752**

 -  -  -

Sold Price

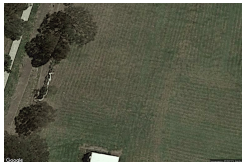
**\$675,000**

Sold Date

**26-Mar-22**

Distance

**0.45km**



**6 BADAL STREET SOUTH MORANG  
VIC 3752**

 3  -  -

Sold Price

**\$585,000**

Sold Date

**25-Jul-22**

Distance

**1.19km**



**21 GAGAN CRESCENT SOUTH  
MORANG VIC 3752**

 2  -  -

Sold Price

**\$596,000**

Sold Date

**19-Aug-22**

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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