

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

3 BLUESTONE COURT 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

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

7 JOLLY TERRACE SOUTH MORANG VIC 3752	\$667,000	06-Aug-22
9 FRESHWATER WAY SOUTH MORANG VIC 3752	\$670,000	22-Jun-22
4 KYLEMORE DRIVE SOUTH MORANG VIC 3752	\$700,000	02-Jun-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: 07 September 2022



**7 JOLLY TERRACE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

^{RS}

\$667,000

Sold Date **06-Aug-22**

Distance **1.65km**



**9 FRESHWATER WAY SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

\$670,000

Sold Date **22-Jun-22**

Distance **1.62km**



**4 KYLEMORE DRIVE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

\$700,000

Sold Date **02-Jun-22**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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