

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

60 THE LAKES BOULEVARD SOUTH MORANG VIC 3752

Address  
Including suburb and postcode

### 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)

or range  
Single  
between

Price &

\$550,000

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

South Morang

Period-from

12 Nov 2022

to

12 May 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

62 THE LAKES BOULEVARD SOUTH MORANG VIC 3752

\$632,000

22-Feb-23

9 GLORY STREET SOUTH MORANG VIC 3752

\$606,000

25-Mar-23

2 NIVEA TERRACE SOUTH MORANG VIC 3752

\$555,000

16-Dec-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: 08 May 2023



**62 THE LAKES BOULEVARD  
SOUTH MORANG VIC 3752**

4 2 3

Sold Price **\$632,000** Sold Date **22-Feb-23**

Distance **0.01km**



**9 GLORY STREET SOUTH MORANG  
VIC 3752**

3 2 1

Sold Price <sup>RS</sup> **\$606,000** Sold Date **25-Mar-23**

Distance **1.5km**



**2 NIVEA TERRACE SOUTH  
MORANG VIC 3752**

3 1 2

Sold Price **\$555,000** Sold Date **16-Dec-22**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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