

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

13/74 Thomas Street 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

South Morang

Period-from

01 Jun 2020

to

31 May 2021

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

5/841 Plenty Road South Morang VIC 3752	\$392,000	13-Mar-21
3/13 Payne Place South Morang VIC 3752	\$400,000	18-Jan-21
9 Pace Circuit South Morang VIC 3752	\$430,000	05-Mar-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: 30 June 2021

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5/841 Plenty Road South Morang VIC 3752

 2  1  1

Sold Price

\$392,000

Sold Date

13-Mar-21

Distance

0.49km



3/13 Payne Place South Morang VIC 3752

 2  1  1

Sold Price

\$400,000

Sold Date

18-Jan-21

Distance

0.16km



9 Pace Circuit South Morang VIC 3752

 3  1  1

Sold Price

\$430,000

Sold Date

05-Mar-21

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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