

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

24 Ferncroft Drive, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$758,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

South Morang

Period - From

01/01/2022

to

31/12/2022

Source

REIV

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 six 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
1	37 Tuross Cr SOUTH MORANG 3752	\$775,000	29/10/2022
2	22 Masked Owl Rd SOUTH MORANG 3752	\$765,000	14/10/2022
3	9 Wiregrass Ct SOUTH MORANG 3752	\$754,600	02/12/2022

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 six months.~~

This Statement of Information was prepared on:

01/03/2023 12:16

Maggie Sun

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Indicative Selling Price

\$758,000

Median House Price

Year ending December 2022: \$770,000



 4  2  2

Property Type: House (Res)

Land Size: 476 sqm approx

Agent Comments

Comparable Properties



37 Tuross Cr SOUTH MORANG 3752 (REI/VG) **Agent Comments**

 4  2  2

Price: \$775,000

Method: Auction Sale

Date: 29/10/2022

Property Type: House (Res)

Land Size: 493 sqm approx

22 Masked Owl Rd SOUTH MORANG 3752 (VG) **Agent Comments**

 4  -  -

Price: \$765,000

Method: Sale

Date: 14/10/2022

Property Type: House (Res)

Land Size: 516 sqm approx



9 Wiregrass Ct SOUTH MORANG 3752 (REI/VG) **Agent Comments**

 4  2  2

Price: \$754,600

Method: Sold Before Auction

Date: 02/12/2022

Property Type: House (Res)

Land Size: 515 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802