

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

1/20 LEONIE CLOSE 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

South Morang

Period-from

01 Jan 2022

to

31 Dec 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

4 SNAPDRAGON STREET SOUTH MORANG VIC 3752	\$512,000	15-Nov-22
1005A PLENTY ROAD SOUTH MORANG VIC 3752	\$550,000	12-Sep-22
3/881 PLENTY ROAD SOUTH MORANG VIC 3752	\$520,000	29-Oct-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.~~

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4 SNAPDRAGON STREET SOUTH MORANG VIC 3752

3 2 2

Sold Price

^{RS} \$512,000

Sold Date

15-Nov-22

Distance

0.18km



1005A PLENTY ROAD SOUTH MORANG VIC 3752

3 2 1

Sold Price

^{RS} \$550,000

Sold Date

12-Sep-22

Distance

1.4km



3/881 PLENTY ROAD SOUTH MORANG VIC 3752

2 1 1

Sold Price

\$520,000

Sold Date

29-Oct-22

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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