

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

7 LANATA 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 May 2022

to

30 Apr 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

4 REEFTON COURT SOUTH MORANG VIC 3752	\$700,000	14-Mar-23
48 MIRRABUCCA PROMENADE SOUTH MORANG VIC 3752	\$725,000	13-May-23
9 APPLGUM DRIVE SOUTH MORANG VIC 3752	\$686,000	23-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: 24 May 2023

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**4 REEFTON COURT SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

^{RS}

\$700,000

Sold Date

14-Mar-23

Distance

0.22km



**48 MIRRABUCCA PROMENADE
SOUTH MORANG VIC 3752**

 3  2  4

Sold Price

^{RS}

\$725,000

Sold Date

13-May-23

Distance

0.7km



**9 APPLÉGUM DRIVE SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

\$686,000

Sold Date

23-Dec-22

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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