

## 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

563 THE LAKES BOULEVARD SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

South Morang

Period-from

01 Dec 2022

to

30 Nov 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 26 BARMAN DRIVE SOUTH MORANG VIC 3752   | \$786,500 | 16-Dec-23 |
| 5 JEZWING AVENUE SOUTH MORANG VIC 3752  | \$780,000 | 11-Nov-23 |
| 15 EILDON CIRCUIT SOUTH MORANG VIC 3752 | \$771,500 | 23-Aug-23 |

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: 23 December 2023

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**26 BARMAN DRIVE SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price

<sup>RS</sup>

**\$786,500**

Sold Date

**16-Dec-23**

Distance

**1.89km**



**5 JEZWING AVENUE SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price

<sup>RS</sup>

**\$780,000**

Sold Date

**11-Nov-23**

Distance

**0.63km**



**15 EILDON CIRCUIT SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price

**\$771,500**

Sold Date

**23-Aug-23**

Distance

**1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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