

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

8 Carex Way 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,250

Property type

House

Suburb

South Morang

Period-from

01 Jul 2019

to

30 Jun 2020

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

1 Songbird Crescent South Morang VIC 3752	\$678,000	27-Mar-20
12 Barmah Drive South Morang VIC 3752	\$677,500	07-Mar-20
2 Reece Court South Morang VIC 3752	\$665,000	30-Apr-20

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: 28 July 2020

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1 Songbird Crescent South Morang VIC 3752

Sold Price

\$678,000

Sold Date

27-Mar-20

 4  2  2

Distance

1.73km



12 Barmah Drive South Morang VIC 3752

Sold Price

\$677,500

Sold Date

07-Mar-20

 3  2  2

Distance

1.08km



2 Reece Court South Morang VIC 3752

Sold Price

\$665,000

Sold Date

30-Apr-20

 3  2  2

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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