

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

7 PALISADES BOULEVARD SOUTH MORANG VIC 3752

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$1,200,000 \$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$775,000 Property type House Suburb South Morang
Period-from 02 Jun 2024 to 02 Dec 2024 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 |
|---|-------------|--------------|
| 6 MERCURY CIRCUIT SOUTH MORANG VIC 3752 | \$1,220,000 | 10-Nov-24 |
| 14 LEWINS RAIL AVENUE SOUTH MORANG VIC 3752 | \$1,270,000 | 23-Aug-24 |
| 19 THRUSH STREET SOUTH MORANG VIC 3752 | \$1,130,000 | 21-Nov-24 |

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: 02 December 2024





**6 MERCURY CIRCUIT SOUTH
MORANG VIC 3752**

4 2 2

Sold Price ^{RS} **\$1,220,000** Sold Date **10-Nov-24**

Distance **0.22km**



**14 LEWINS RAIL AVENUE SOUTH
MORANG VIC 3752**

4 3 2

Sold Price **\$1,270,000** Sold Date **23-Aug-24**

Distance **1.91km**



**19 THRUSH STREET SOUTH
MORANG VIC 3752**

4 3 4

Sold Price ^{RS} **\$1,130,000** ^{UN} Sold Date **21-Nov-24**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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