

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

4 Outcrop Crescent 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

South Morang

Period-from

01 May 2020

to

30 Apr 2021

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

13 Portobello Terrace South Morang VIC 3752	\$840,000	12-Mar-21
34 The Terrace South Morang VIC 3752	\$850,000	05-May-21

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: 18 May 2021

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13 Portobello Terrace South Morang VIC 3752 Sold Price ^{RS} **\$840,000** Sold Date **12-Mar-21**
4 2 2 Distance **1.77km**



34 The Terrace South Morang VIC 3752 Sold Price ^{RS} **\$850,000** Sold Date **05-May-21**
4 2 2 Distance **1.93km**

RS = Recent sale **UN** = Undisclosed Sale

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