

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

21 Poppy Drive 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

\$739,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

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

8 St Leonard Drive South Morang VIC 3752	\$778,800	25-Mar-20
24 Cairn Drive South Morang VIC 3752	\$760,000	29-Feb-20
19 Portobello Terrace South Morang VIC 3752	\$720,000	05-May-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.~~

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8 St Leonard Drive South Morang VIC 3752

Sold Price

^{RS}

\$778,800

Sold Date

25-Mar-20

 4  2  2

Distance

0.9km



24 Cairn Drive South Morang VIC 3752

Sold Price

\$760,000

Sold Date

29-Feb-20

 4  2  2

Distance

1.44km



19 Portobello Terrace South Morang VIC 3752

Sold Price

^{RS}

\$720,000

Sold Date

05-May-20

 4  2  2

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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