

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

90 Trinity Way, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$690,000

Median sale price

Median price \$748,300

Property Type House

Suburb South Morang

Period - From 01/10/2022

to 31/12/2022

Source REIV

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 six 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	50 Alain Av SOUTH MORANG 3752	\$721,500	12/01/2023
2	9 Applegum Dr SOUTH MORANG 3752	\$686,000	23/12/2022
3	19 Tiffany Gr SOUTH MORANG 3752	\$660,000	07/02/2023

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 six months.~~

This Statement of Information was prepared on:

10/02/2023 12:23

90 Trinity Way, South Morang Vic 3752

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



3 2 2

Property Type: House
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median House Price
December quarter 2022: \$748,300

Comparable Properties



50 Alain Av SOUTH MORANG 3752 (REI)

Agent Comments

3 2 2

Price: \$721,500
Method: Private Sale
Date: 12/01/2023
Property Type: House
Land Size: 512 sqm approx



9 Applegum Dr SOUTH MORANG 3752 (REI/VG)

Agent Comments

3 2 2

Price: \$686,000
Method: Private Sale
Date: 23/12/2022
Property Type: House
Land Size: 416 sqm approx



19 Tiffany Gr SOUTH MORANG 3752 (REI)

Agent Comments

3 2 2

Price: \$660,000
Method: Private Sale
Date: 07/02/2023
Property Type: House

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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