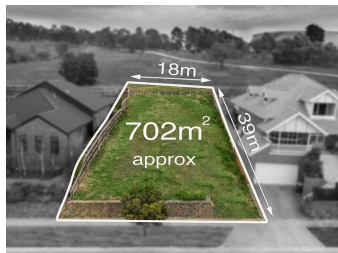


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 MARDIS PLACE, SOUTH MORANG, VIC

1 1 1

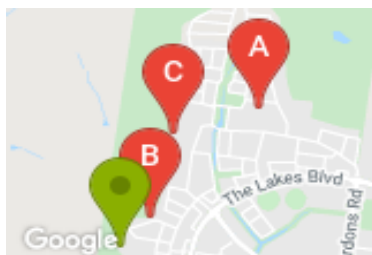
Indicative Selling Price

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

Single Price: \$825,000

Provided by: Nicole Jahne, Harcourts Rata & Co

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (Vacant Land)

\$381,250

01 January 2021 to 30 June 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



14 EDEN CRT, SOUTH MORANG, VIC 3752

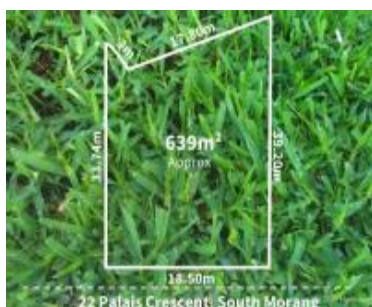
- - -

Sale Price

***\$545,000**

Sale Date: 20/05/2021

Distance from Property: 1.4km



22 PALAIS CRES, SOUTH MORANG, VIC 3752

- - -

Sale Price

\$660,000

Sale Date: 25/04/2021

Distance from Property: 283m



14 MELISSA CRT, SOUTH MORANG, VIC 3752

- - -

Sale Price

\$720,000

Sale Date: 22/03/2021

Distance from Property: 888m



This report has been compiled on 19/07/2021 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

5 MARDIS PLACE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Single Price:

\$825,000

Median sale price

Median price

\$381,250

Property type

Vacant Land

Suburb

SOUTH MORANG

Period

01 January 2021 to 30 June 2021

Source

pricefinder

Comparable property sales

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

14 EDEN CRT, SOUTH MORANG, VIC 3752	*\$545,000	20/05/2021
22 PALAIS CRES, SOUTH MORANG, VIC 3752	\$660,000	25/04/2021
14 MELISSA CRT, SOUTH MORANG, VIC 3752	\$720,000	22/03/2021

This Statement of Information was prepared on:

19/07/2021