

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

22 JARDIER TERRACE 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

\$755,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Sep 2021

to

31 Aug 2022

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

1 LAZAR GROVE SOUTH MORANG VIC 3752	\$765,000	16-Apr-22
25 KESTREL ROAD SOUTH MORANG VIC 3752	\$770,000	16-Aug-22
5 ROLAIN AVENUE SOUTH MORANG VIC 3752	\$810,000	28-May-22

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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Tony Ong
P 0432333937
M 0432333937
E tony.ong@barryplant.com.au



1 LAZAR GROVE SOUTH MORANG VIC 3752

 3  2  2

Sold Price

\$765,000

Sold Date

16-Apr-22

Distance

0.75km



25 KESTREL ROAD SOUTH MORANG VIC 3752

 4  2  2

Sold Price

^{RS} **\$770,000**

Sold Date

16-Aug-22

Distance

0.68km



5 ROLAIN AVENUE SOUTH MORANG VIC 3752

 3  2  2

Sold Price

\$810,000

Sold Date

28-May-22

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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