

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

12 NEDDLETAIL 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

South Morang

Period-from

01 May 2023

to

30 Apr 2024

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

563 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$780,000	05-Jan-24
310 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$765,000	23-Mar-24
19 PARINGA AVENUE SOUTH MORANG VIC 3752	\$792,500	24-Feb-24

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: 20 May 2024

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**563 THE LAKES BOULEVARD
SOUTH MORANG VIC 3752**

 4  2  2

Sold Price **\$780,000** Sold Date **05-Jan-24**

Distance **1.5km**



**310 THE LAKES BOULEVARD
SOUTH MORANG VIC 3752**

 4  2  2

Sold Price ^{RS} **\$765,000** Sold Date **23-Mar-24**

Distance **1.3km**



**19 PARINGA AVENUE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price ^{RS} **\$792,500** Sold Date **24-Feb-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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