

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	17 Violet Vista, SOUTH MORANG, VIC 3752
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price		or range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$ 751,500	Property type	House	Suburb	SOUTH MORANG
Period - From	25/03/2024	to	24/09/2024	Source	price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1 Lapwing Road South Morang Vic 3752	\$766,500	01/06/2024
2	8 Wonga Mews South Morang Vic 3752	\$740,000	21/09/2024
3	38 Darius Terrace South Morang Vic 3752	\$727,000	27/04/2024

This Statement of Information was prepared on: 25/09/2024

