

## 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

2/881 PLENTY ROAD SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$549,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

South Morang

Period-from

01 Mar 2023

to

29 Feb 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

5/37 GORDONS ROAD SOUTH MORANG VIC 3752	\$585,000	27-Oct-23
1/885 PLENTY ROAD SOUTH MORANG VIC 3752	\$605,000	16-Sep-23
5/1 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$590,000	21-Sep-23

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: 23 March 2024

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**5/37 GORDONS ROAD SOUTH  
MORANG VIC 3752**

3 2 1

Sold Price **\$585,000** Sold Date **27-Oct-23**

Distance **1.12km**



**1/885 PLENTY ROAD SOUTH  
MORANG VIC 3752**

3 1 1

Sold Price **\$605,000** Sold Date **16-Sep-23**

Distance **0.07km**



**5/1 OLD PLENTY ROAD SOUTH  
MORANG VIC 3752**

3 1 1

Sold Price **\$590,000** Sold Date **21-Sep-23**

Distance **0.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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