

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

1 CABARITA 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

South Morang

Period-from

01 Aug 2023

to

31 Jul 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 KANGAROO TERRACE SOUTH MORANG VIC 3752	\$755,000	18-May-24
1 VIOLET VISTA SOUTH MORANG VIC 3752	\$700,000	13-Jul-24
310 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$765,000	23-Mar-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.~~

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5 KANGAROO TERRACE SOUTH MORANG VIC 3752

4 2 2

Sold Price **\$755,000** Sold Date **18-May-24**

Distance **2.57km**



1 VIOLET VISTA SOUTH MORANG VIC 3752

4 2 2

Sold Price ^{RS} **\$700,000** Sold Date **13-Jul-24**

Distance **0.75km**



310 THE LAKES BOULEVARD SOUTH MORANG VIC 3752

4 2 2

Sold Price **\$765,000** Sold Date **23-Mar-24**

Distance **0.18km**

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

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