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

15 Payne Place, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$690,000		&		\$750,000			
Median sale price								
Median price	\$816,250	Pro	Property Type Hou		ise		Suburb	South Morang
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	28 Corymbia Gr SOUTH MORANG 3752	\$760,000	30/11/2024
2	8 Lister St SOUTH MORANG 3752	\$758,000	09/11/2024
3	2 Briar Ct SOUTH MORANG 3752	\$740,000	04/11/2024

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 six months.

This Statement of Information was prepared on:

30/04/2025 22:31



Harcourts





Property Type: House Land Size: 567 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$750,000 Median House Price March quarter 2025: \$816,250

Comparable Properties

28 Corymbia Gr SOUTH MORANG 3752 (REI/VG) 4 2 2 2 Price: \$760,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 350 sqm approx	Agent Comments
8 Lister St SOUTH MORANG 3752 (REI/VG) 4 2 2 2 Price: \$758,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 455 sqm approx	Agent Comments
2 Briar Ct SOUTH MORANG 3752 (VG) 4 2 2 2 2 2 2 2 2 2	Agent Comments

Account - Harcourts Vermont South | P: 03 98861008



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