

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

2/190 GORDONS ROAD 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

\$479,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Morang

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/160 GORDONS ROAD SOUTH MORANG VIC 3752	\$485,000	14-Nov-24
4/25 KUMARA CIRCUIT SOUTH MORANG VIC 3752	\$495,000	06-Nov-24
36 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$506,000	09-Jan-25

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.~~

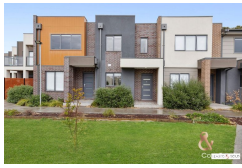
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**4/160 GORDONS ROAD SOUTH
MORANG VIC 3752**

2 1 1

Sold Price **\$485,000** Sold Date **14-Nov-24**Distance **0.31km****4/25 KUMARA CIRCUIT SOUTH
MORANG VIC 3752**

2 1 1

Sold Price **\$495,000** Sold Date **06-Nov-24**Distance **0.34km****36 THE LAKES BOULEVARD
SOUTH MORANG VIC 3752**

2 1 1

Sold Price ^{RS} **\$506,000** Sold Date **09-Jan-25**Distance **1.2km****RS** = Recent sale**UN** = Undisclosed Sale

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