

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

3 GRATTAN STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 May 2024

to

30 Apr 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

9 BARBERS DRIVE SOUTH MORANG VIC 3752	\$885,000	12-Apr-25
23 RED OAKS WAY SOUTH MORANG VIC 3752	\$870,000	12-Apr-25
17 RED OAKS WAY SOUTH MORANG VIC 3752	\$850,000	18-Nov-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.~~

This Statement of Information was prepared on: 02 May 2025



9 BARBERS DRIVE SOUTH MORANG VIC 3752

4 2 2

Sold Price

^{RS}

\$885,000

Sold Date

12-Apr-25

Distance

1km



23 RED OAKS WAY SOUTH MORANG VIC 3752

3 2 2

Sold Price

^{RS}

\$870,000

Sold Date

12-Apr-25

Distance

1.4km



17 RED OAKS WAY SOUTH MORANG VIC 3752

4 2 2

Sold Price

\$850,000

Sold Date

18-Nov-24

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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