

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 MASKED OWL 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

or range
between

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,000

Property type

House

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

23 EVERGREEN DRIVE SOUTH MORANG VIC 3752	\$867,000	14-Dec-24
84 HAWKSTOWE PARADE SOUTH MORANG VIC 3752	\$850,000	12-Oct-24
28 YELLOWBOX AVENUE SOUTH MORANG VIC 3752	\$835,000	16-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: 27 February 2025

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**23 EVERGREEN DRIVE SOUTH
MORANG VIC 3752** 4  2  2

Sold Price

\$867,000

Sold Date

14-Dec-24

Distance

0.14km**84 HAWKSTOWE PARADE SOUTH
MORANG VIC 3752** 4  2  2

Sold Price

\$850,000

Sold Date

12-Oct-24

Distance

1.83km**28 YELLOWBOX AVENUE SOUTH
MORANG VIC 3752** 4  2  2

Sold Price

\$835,000

Sold Date

16-Nov-24

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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