

## 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

36 GORDONS ROAD SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

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

12 MALINDI COURT SOUTH MORANG VIC 3752	\$580,000	22-Mar-25
9 COCKATOO CLOSE SOUTH MORANG VIC 3752	\$590,000	12-May-25
44 GAGAN CRESCENT SOUTH MORANG VIC 3752	\$560,000	21-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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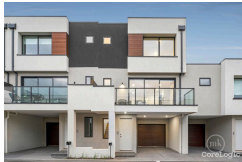


**12 MALINDI COURT SOUTH  
MORANG VIC 3752**

3 2 1

Sold Price **\$580,000** Sold Date **22-Mar-25**

Distance **0.91km**



**9 COCKATOO CLOSE SOUTH  
MORANG VIC 3752**

3 2 1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **12-May-25**

Distance **1.33km**



**44 GAGAN CRESCENT SOUTH  
MORANG VIC 3752**

3 2 1

Sold Price **\$560,000** Sold Date **21-Jan-25**

Distance **0km**

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

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