

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

4/194 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

or range
between

\$555,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Morang

Period-from

01 Apr 2024

to

31 Mar 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

10/194 GORDONS ROAD SOUTH MORANG VIC 3752	\$565,000	06-Nov-24
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.

This Statement of Information was prepared on: 16 April 2025

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E ajade@barryplant.com.au**10/194 GORDONS ROAD SOUTH
MORANG VIC 3752** 3  2  1

Sold Price

\$565,000Sold Date **06-Nov-24**

Distance

0km**44 GAGAN CRESCENT SOUTH
MORANG VIC 3752** 3  2  1

Sold Price

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

Distance

1.25km**RS** = Recent sale**UN** = Undisclosed Sale

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