

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

5 KOOKABURRA WALK 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

South Morang

Period-from

01 Jul 2023

to

30 Jun 2024

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

2 ROSELLA WALK SOUTH MORANG VIC 3752	\$805,000	07-May-24
5 GRANT COURT SOUTH MORANG VIC 3752	\$820,000	10-Jan-24
45 JOHN RYAN DRIVE SOUTH MORANG VIC 3752	\$860,000	26-Mar-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: 08 July 2024

Ashlee Jade

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E ajade@barryplant.com.au**2 ROSELLA WALK SOUTH
MORANG VIC 3752** 3  2  2

Sold Price

^{RS}**\$805,000**Sold Date **07-May-24**

Distance

0.27km**5 GRANT COURT SOUTH MORANG
VIC 3752** 3  2  2

Sold Price

\$820,000Sold Date **10-Jan-24**

Distance

0.33km**45 JOHN RYAN DRIVE SOUTH
MORANG VIC 3752** 4  2  2

Sold Price

\$860,000Sold Date **26-Mar-24**

Distance

0.33km**RS** = Recent sale**UN** = Undisclosed Sale

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