

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 WATTLETREE 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

\$795,000

&

\$845,000

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
37 TEATREE DRIVE SOUTH MORANG VIC 3752	\$850,000	19-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

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**2 ROSELLA WALK SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

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

Distance **0.18km**



**5 GRANT COURT SOUTH MORANG
VIC 3752**

 3  2  2

Sold Price

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

Distance **0.71km**



**37 TEATREE DRIVE SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

\$850,000 Sold Date **19-Mar-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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