

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

6 WALLABY 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

\$685,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,500

Property type

House

Suburb

South Morang

Period-from

01 Oct 2023

to

30 Sep 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

4 WALLABY WALK SOUTH MORANG VIC 3752	\$739,000	18-Jun-24
3 MARLO COURT SOUTH MORANG VIC 3752	\$741,000	16-May-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: 01 October 2024

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E ajade@barryplant.com.au**4 WALLABY WALK SOUTH
MORANG VIC 3752** 3  2  2

Sold Price

\$739,000

Sold Date

18-Jun-24

Distance

0.03km**3 MARLO COURT SOUTH MORANG
VIC 3752** 3  2  2

Sold Price

\$741,000

Sold Date

16-May-24

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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