

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

9 CONELLY WAY 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

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

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

3 MORFESSE STREET SOUTH MORANG VIC 3752	\$880,000	22-Jun-24
4 CUCKOO STREET SOUTH MORANG VIC 3752	\$950,000	01-Jun-24
26 CAIRN DRIVE SOUTH MORANG VIC 3752	\$953,000	09-Jul-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: 07 October 2024

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**3 MORFESSE STREET SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$880,000** Sold Date **22-Jun-24**

Distance **0.62km**



**4 CUCKOO STREET SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$950,000** Sold Date **01-Jun-24**

Distance **1.32km**



**26 CAIRN DRIVE SOUTH MORANG
VIC 3752**

 4  2  2

Sold Price ^{RS} **\$953,000** Sold Date **09-Jul-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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