

## 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

Address to be advised, South Morang VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$491,512

Property type

Unit/Townhouse

Suburb

South Morang

Period-from

29 Aug 2021

to

29 Aug 2022

Source

Realestate.com

### 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 Mallard Mews, South Morang VIC 3752	\$640,000	18/05/2022
12 Bonniebird Lane, South Morang VIC 3752	\$651,888	14/05/2022
3 Furci Court, South Morang VIC 3752	\$600,000	18/03/2022

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: 04 November 2021