

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

14/885 PLENTY ROAD 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

South Morang

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--------------------------------------------|-----------|-----------|
| 2/881 PLENTY ROAD SOUTH MORANG VIC 3752 | \$549,000 | 29-Mar-24 |
| 6/31 OLD PLENTY ROAD SOUTH MORANG VIC 3752 | \$550,000 | 23-Mar-24 |
| 2/33-35 GORGE ROAD SOUTH MORANG VIC 3752 | \$585,000 | 03-Feb-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: 23 April 2024

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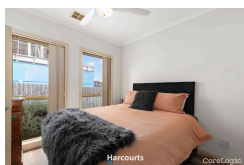


**2/881 PLENTY ROAD SOUTH
 MORANG VIC 3752**

3 1 1

Sold Price ^{RS} **\$549,000** Sold Date **29-Mar-24**

Distance **0.05km**



**6/31 OLD PLENTY ROAD SOUTH
 MORANG VIC 3752**

3 2 1

Sold Price ^{RS} **\$550,000** Sold Date **23-Mar-24**

Distance **0.46km**



**2/33-35 GORGE ROAD SOUTH
 MORANG VIC 3752**

3 1 1

Sold Price ^{RS} **\$585,000** Sold Date **03-Feb-24**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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