

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

12/1005 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

South Morang

Period-from

01 Sep 2019

to

31 Aug 2020

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

6 Princess Street South Morang VIC 3752	\$547,000	22-Jul-20
4/20 Leonie Close South Morang VIC 3752	\$528,000	27-Mar-20
13/788 Plenty Road South Morang VIC 3752	\$537,500	02-May-20

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: 25 September 2020



6 Princess Street South Morang VIC 3752 Sold Price **\$547,000** Sold Date **22-Jul-20**

 3  2  2

Distance **1.2km**



4/20 Leonie Close South Morang VIC 3752 Sold Price **\$528,000** Sold Date **27-Mar-20**

 3  2  1

Distance **1.37km**



13/788 Plenty Road South Morang VIC 3752 Sold Price **\$537,500** Sold Date **02-May-20**

 3  2  2

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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