

## 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

1/200 GORDONS ROAD 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

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$493,250

Property type

Unit

Suburb

South Morang

Period-from

01 Nov 2022

to

31 Oct 2023

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

9 GAGAN CRESCENT SOUTH MORANG VIC 3752	\$587,800	04-Oct-23
7 GAGAN CRESCENT SOUTH MORANG VIC 3752	\$605,000	12-Sep-23
7/200 GORDONS ROAD SOUTH MORANG VIC 3752	\$560,000	23-Aug-23

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: 13 November 2023



**9 GAGAN CRESCENT SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price <sup>RS</sup> **\$587,800** Sold Date **04-Oct-23**

Distance **1.32km**



**7 GAGAN CRESCENT SOUTH  
MORANG VIC 3752**

 3  2  -

Sold Price **\$605,000** Sold Date **12-Sep-23**

Distance **1.31km**



**7/200 GORDONS ROAD SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price **\$560,000** Sold Date **23-Aug-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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