

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**Client Health Advisory**

Read this advisory to understand the risks of not obtaining a professional valuation for your property. This advisory is intended to provide you with information to help you make an informed decision about whether to obtain a professional valuation for your property.

**MEETINGS AND APPOINTMENTS**

1. You should attend the meeting with the valuer to discuss the valuation process and the information you will need to provide. 2. You should attend the meeting with the valuer to discuss the valuation process and the information you will need to provide. 3. You should attend the meeting with the valuer to discuss the valuation process and the information you will need to provide.

**Harcourts**

**13/3 OLD PLENTY ROAD, SOUTH**

 3  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$529,000 to \$581,900**

Provided by: Justin Sciola, Areal Property & First National South Morang

## MEDIAN SALE PRICE



**SOUTH MORANG, VIC, 3752**

Suburb Median Sale Price (Unit)

**\$478,000**

01 April 2023 to 30 September 2023

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**18/3 OLD PLENTY RD, SOUTH MORANG, VIC**

 3  2  2

Sale Price

**\$605,000**

Sale Date: 24/06/2023

Distance from Property: 49m



**9 GAGAN CRES, SOUTH MORANG, VIC 3752**

 3  2  -

Sale Price

**\*\$587,800**

Sale Date: 04/10/2023

Distance from Property: 972m



**7/200 GORDONS RD, SOUTH MORANG, VIC**

 3  2  2

Sale Price

**\*\$560,000**

Sale Date: 22/08/2023

Distance from Property: 1.5km



This report has been compiled on 16/10/2023 by Areal Property & First National South Morang. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

13/3 OLD PLENTY ROAD, SOUTH MORANG, VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$529,000 to \$581,900

### Median sale price

Median price

\$478,000

Property type

Unit

Suburb

SOUTH MORANG

Period

01 April 2023 to 30 September 2023

Source

 pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

18/3 OLD PLENTY RD, SOUTH MORANG, VIC 3752	\$605,000	24/06/2023
9 GAGAN CRES, SOUTH MORANG, VIC 3752	*\$587,800	04/10/2023
7/200 GORDONS RD, SOUTH MORANG, VIC 3752	*\$560,000	22/08/2023

This Statement of Information was prepared on:

16/10/2023