

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

2/7 OLD 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

South Morang

Period-from

01 May 2023

to

30 Apr 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

4/39 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$591,500	26-Apr-24
17 CUCKOO STREET SOUTH MORANG VIC 3752	\$595,000	06-Mar-24
13/3 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$599,000	10-Dec-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: 29 May 2024

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**4/39 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price

^{RS} **\$591,500**

Sold Date **26-Apr-24**

Distance **0.38km**



**17 CUCKOO STREET SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

\$595,000

Sold Date **06-Mar-24**

Distance **2.04km**



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

 3  2  2

Sold Price

\$599,000

Sold Date **10-Dec-23**

Distance **0.08km**



**28/5 DELACOMBE DRIVE MILL
PARK VIC 3082**

 3  2  1

Sold Price

^{RS} **\$600,000**

Sold Date **09-May-24**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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