

# 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 Lapwing 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)

Range between \$680,000 & \$740,000

### Median sale price

Median price \$780,888 Property Type House Suburb South Morang

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 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
1	4 Pardalote CI SOUTH MORANG 3752	\$740,000	06/04/2024
2	1 Darius Tce SOUTH MORANG 3752	\$690,000	28/03/2024
3	15 Loxton Tce EPPING 3076	\$685,000	08/01/2024

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 six months.~~

This Statement of Information was prepared on:

31/05/2024 11:08



4 2 2

**Property Type:** House (Res)

**Land Size:** 360 sqm approx

Agent Comments

**Indicative Selling Price**

\$680,000 - \$740,000

**Median House Price**

March quarter 2024: \$780,888

## Comparable Properties



**4 Pardalote CI SOUTH MORANG 3752 (REI)**

Agent Comments

4 2 2

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 404 sqm approx



**1 Darius Tce SOUTH MORANG 3752 (REI)**

Agent Comments

3 2 2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** House

**Land Size:** 355 sqm approx



**15 Loxton Tce EPPING 3076 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$685,000

**Method:** Private Sale

**Date:** 08/01/2024

**Property Type:** House

**Land Size:** 585 sqm approx