Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Lapwing Road, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000	&	\$740,000
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Median sale price

Median price	\$780,888	Pro	perty 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

Add	dress 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 comparableproperties 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





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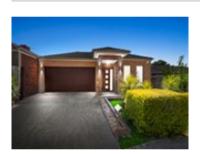
> **Indicative Selling Price** \$680,000 - \$740,000 **Median House Price** March quarter 2024: \$780,888





Property Type: House (Res) Land Size: 360 sqm approx **Agent Comments**

Comparable Properties



4 Pardalote CI SOUTH MORANG 3752 (REI)

Price: \$740,000 Method: Auction Sale Date: 06/04/2024

Property Type: House (Res) Land Size: 404 sqm approx

Agent Comments



1 Darius Tce SOUTH MORANG 3752 (REI)

Price: \$690,000 Method: Private Sale Date: 28/03/2024 Property Type: House Land Size: 355 sqm approx Agent Comments



15 Loxton Tce EPPING 3076 (REI/VG)

Price: \$685.000 Method: Private Sale Date: 08/01/2024 Property Type: House Land Size: 585 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



