

## 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 RACHAEL LANE 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

South Morang

Period-from

01 Apr 2023

to

31 Mar 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

4/74 REID STREET SOUTH MORANG VIC 3752	\$545,000	08-Feb-24
8/1 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$535,000	20-Feb-24
6C COLERIDGE WAY SOUTH MORANG VIC 3752	\$500,500	16-Mar-24

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.~~

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**4/74 REID STREET SOUTH  
 MORANG VIC 3752**

2 1 1

Sold Price <sup>RS</sup> **\$545,000** Sold Date **08-Feb-24**

Distance **0.58km**

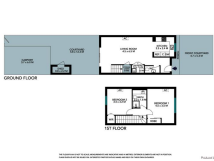


**8/1 OLD PLENTY ROAD SOUTH  
 MORANG VIC 3752**

2 1 1

Sold Price **\$535,000** Sold Date **20-Feb-24**

Distance **0.66km**



**6C COLERIDGE WAY SOUTH  
 MORANG VIC 3752**

2 1 1

Sold Price <sup>RS</sup> **\$500,500** Sold Date **16-Mar-24**

Distance **1.98km**

RS = Recent sale      UN = Undisclosed Sale

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