

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

28 Lamour Avenue, South Morang Vic 3752

Indicative selling price

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

Range between \$840,000 & \$920,000

Median sale price

Median price \$767,000 Property Type House Suburb South Morang

Period - From 01/04/2023 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	23 Tiffany Gr SOUTH MORANG 3752	\$952,000	31/01/2024
2	4 Kitchin Rd SOUTH MORANG 3752	\$930,000	29/01/2024
3	13 Cartier Way SOUTH MORANG 3752	\$866,500	11/11/2023

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:

16/04/2024 11:02



Property Type: House

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



23 Tiffany Gr SOUTH MORANG 3752 (REI/VG) Agent Comments



Price: \$952,000

Method: Auction Sale

Date: 31/01/2024

Property Type: House (Res)

Land Size: 544 sqm approx



4 Kitchin Rd SOUTH MORANG 3752 (VG) Agent Comments



Price: \$930,000

Method: Sale

Date: 29/01/2024

Property Type: House (Res)

Land Size: 660 sqm approx



13 Cartier Way SOUTH MORANG 3752 (REI/VG) Agent Comments



Price: \$866,500

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 560 sqm approx