

## 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

29 ST JOHNS COURT 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

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

South Morang

Period-from

01 Jan 2023

to

31 Dec 2023

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

11 COLERIDGE WAY SOUTH MORANG VIC 3752	\$860,500	16-Dec-23
92 GORDONS ROAD SOUTH MORANG VIC 3752	\$943,500	09-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: 08 January 2024

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**11 COLERIDGE WAY SOUTH  
MORANG VIC 3752**

4 2 2

Sold Price

<sup>RS</sup>

**\$860,500**

Sold Date

**16-Dec-23**

Distance

**1.67km**



**92 GORDONS ROAD SOUTH  
MORANG VIC 3752**

4 2 2

Sold Price

<sup>RS</sup>

**\$943,500**

Sold Date

**09-Dec-23**

Distance

**1.33km**

RS = Recent sale

UN = Undisclosed Sale

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