

## 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

3 LAMOUR AVENUE 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

South Morang

Period-from

01 May 2023

to

30 Apr 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

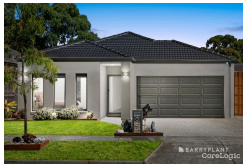
Date of sale

5 LANATA STREET SOUTH MORANG VIC 3752	845000	06-Apr-24
11 COLERIDGE WAY SOUTH MORANG VIC 3752	860500	16-Dec-23
15 CASSOWARY ROAD SOUTH MORANG VIC 3752	830000	04-May-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.~~

This Statement of Information was prepared on: 29 May 2024



**5 LANATA STREET SOUTH  
 MORANG VIC 3752**

4 2 2

Sold Price

<sup>RS</sup> **845000** Sold Date **06-Apr-24**

Distance **1.65km**



**11 COLERIDGE WAY SOUTH  
 MORANG VIC 3752**

4 2 2

Sold Price

**860500** Sold Date **16-Dec-23**

Distance **1.73km**



**15 CASSOWARY ROAD SOUTH  
 MORANG VIC 3752**

4 2 2

Sold Price

<sup>RS</sup> **830000** Sold Date **04-May-24**

Distance **0.43km**

RS = Recent sale      UN = Undisclosed Sale

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