

## 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 MAISON TERRACE 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

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,375

Property type

Unit

Suburb

South Morang

Period-from

01 Aug 2022

to

31 Jul 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

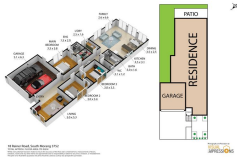
Date of sale

18 RAINER ROAD SOUTH MORANG VIC 3752	\$680,000	26-Jun-23
17 NIGHTHAWK BOULEVARD SOUTH MORANG VIC 3752	\$680,000	26-Jun-23
2 NOUVELLE GROVE SOUTH MORANG VIC 3752	\$656,500	29-Jul-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: 14 August 2023



**18 RAINER ROAD SOUTH MORANG  
VIC 3752**

3 2 2

Sold Price

**\$680,000**

Sold Date

**26-Jun-23**

Distance

**0.76km**



**17 NIGHTHAWK BOULEVARD  
SOUTH MORANG VIC 3752**

3 2 2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**26-Jun-23**

Distance

**1.59km**



**2 NOUVELLE GROVE SOUTH  
MORANG VIC 3752**

3 1 4

Sold Price

<sup>RS</sup> **\$656,500**

Sold Date

**29-Jul-23**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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