

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 MARLO COURT SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

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

5 ROBIN PLACE SOUTH MORANG VIC 3752	\$739,950	21-Mar-24
8 WARBLER WALK SOUTH MORANG VIC 3752	\$780,888	26-Feb-24
14 NIGHTHAWK BOULEVARD SOUTH MORANG VIC 3752	\$798,500	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.~~

This Statement of Information was prepared on: 17 April 2024

**5 ROBIN PLACE SOUTH MORANG
VIC 3752**

3 2 -

Sold Price

^{RS} **\$739,950**

Sold Date

21-Mar-24

Distance

1.77km**8 WARBLER WALK SOUTH
MORANG VIC 3752**

3 2 -

Sold Price

^{RS} **\$780,888**

Sold Date

26-Feb-24

Distance

1.96km**14 NIGHTHAWK BOULEVARD
SOUTH MORANG VIC 3752**

3 2 2

Sold Price

^{RS} **\$798,500**

Sold Date

16-Mar-24

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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