## 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

32 Huntingfield Drive, South Morang Vic 3752

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$680,000		&		\$730,000			
Median sale p	rice							
Median price	\$759,000	Pro	operty Type	Hou	se		Suburb	South Morang
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4 Cabarita Cr SOUTH MORANG 3752	\$726,000	03/02/2024
2	3 Wetlands Way SOUTH MORANG 3752	\$697,000	14/10/2023
3	23 Annandale Dr MERNDA 3754	\$682,000	17/02/2024

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:

29/02/2024 16:34





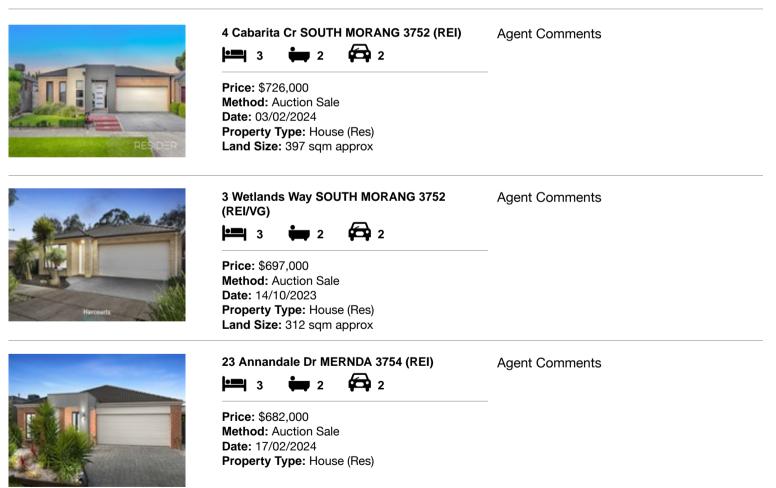
CE Q MapTiler © OpenStreetMap contributors



Property Type: Land Agent Comments Olivia Debono 03 9432 1444 0449 528 100 oliviadebono@jelliscraig.com.au

Indicative Selling Price \$680,000 - \$730,000 Median House Price Year ending December 2023: \$759,000

# **Comparable Properties**



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property data

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