

## 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 THE LAKES BOULEVARD 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

\$480,000

&

\$520,000

### 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

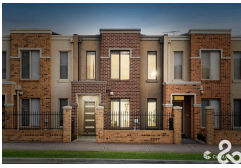
14/191 GORDONS ROAD SOUTH MORANG VIC 3752	\$521,000	20-Aug-22
6/160 GORDONS ROAD SOUTH MORANG VIC 3752	\$498,000	06-Oct-22
5/160 GORDONS ROAD SOUTH MORANG VIC 3752	\$487,500	20-Oct-22

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: 07 August 2023

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**14/191 GORDONS ROAD SOUTH  
MORANG VIC 3752**

2 2 2

Sold Price **\$521,000** Sold Date **20-Aug-22**

Distance **1.15km**



**6/160 GORDONS ROAD SOUTH  
MORANG VIC 3752**

2 1 1

Sold Price **\$498,000** Sold Date **06-Oct-22**

Distance **1.52km**



**5/160 GORDONS ROAD SOUTH  
MORANG VIC 3752**

2 1 1

Sold Price **\$487,500** Sold Date **20-Oct-22**

Distance **1.52km**

RS = Recent sale      UN = Undisclosed Sale

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