

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

4/39 OLD PLENTY ROAD 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

South Morang

Period-from

01 Mar 2023

to

29 Feb 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

1 SANDERLING AVENUE SOUTH MORANG VIC 3752	\$590,000	24-Oct-23
40 GAGAN CRESCENT SOUTH MORANG VIC 3752	\$571,111	20-Mar-24
44 GORDONS ROAD SOUTH MORANG VIC 3752	\$577,777	07-Jan-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: 25 March 2024

Ashlee Jade

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E ajade@barryplant.com.au**1 SANDERLING AVENUE SOUTH
MORANG VIC 3752**

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Sold Price **\$590,000** Sold Date **24-Oct-23**Distance **1.52km****40 GAGAN CRESCENT SOUTH
MORANG VIC 3752**

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Sold Price ^{RS} **\$571,111** Sold Date **20-Mar-24**Distance **0.68km****44 GORDONS ROAD SOUTH
MORANG VIC 3752**

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Sold Price **\$577,777** Sold Date **07-Jan-24**Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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