

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 DOBSON AVENUE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

South Morang

Period-from

01 Jun 2023

to

31 May 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

4 PARDALOTE CLOSE SOUTH MORANG VIC 3752	\$740,000	06-Apr-24
93 BRINKHILL DRIVE MERNDA VIC 3754	\$710,000	18-Dec-23
10 MONARCH AVENUE MERNDA VIC 3754	\$690,000	20-Apr-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: 13 June 2024



4 PARDALOTE CLOSE SOUTH MORANG VIC 3752

 4  2  2

Sold Price **\$740,000** Sold Date **06-Apr-24**

Distance **0.59km**



93 BRINKHILL DRIVE MERNDA VIC 3754

 4  2  2

Sold Price ^{RS} **\$710,000** Sold Date **18-Dec-23**

Distance **3.13km**



10 MONARCH AVENUE MERNDA VIC 3754

 4  2  2

Sold Price ^{RS} **\$690,000** Sold Date **20-Apr-24**

Distance **3.56km**

RS = Recent sale

UN = Undisclosed Sale

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