

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 MALINDI 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

South Morang

Period-from

01 Feb 2023

to

31 Jan 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

7 LISTER STREET SOUTH MORANG VIC 3752	\$640,000	27-Nov-23
15 ROLAIN AVENUE SOUTH MORANG VIC 3752	\$621,000	11-Nov-23
2 SANDERLING AVENUE SOUTH MORANG VIC 3752	\$623,500	21-Oct-23

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.~~

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Tony Ong
P 0432333937
M 0432333937
E tony.ong@barryplant.com.au



7 LISTER STREET SOUTH MORANG VIC 3752 Sold Price **\$640,000** Sold Date **27-Nov-23**

 3  2  2

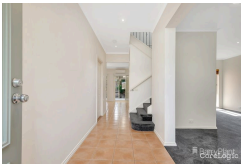
Distance **1.4km**



15 ROLAIN AVENUE SOUTH MORANG VIC 3752 Sold Price **\$621,000** Sold Date **11-Nov-23**

 3  2  2

Distance **1.84km**



2 SANDERLING AVENUE SOUTH MORANG VIC 3752 Sold Price **\$623,500** Sold Date **21-Oct-23**

 3  2  2

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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