

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 PACE CIRCUIT 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

South Morang

Period-from

01 Apr 2023

to

31 Mar 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

2/2 LEONIE CLOSE SOUTH MORANG VIC 3752	\$540,000	11-Dec-23
6/31 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$550,000	23-Mar-24
112/91 WILLIAMSONS ROAD SOUTH MORANG VIC 3752	\$534,000	21-Mar-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: 08 April 2024



2/2 LEONIE CLOSE SOUTH MORANG VIC 3752

3 2 1

Sold Price **\$540,000** Sold Date **11-Dec-23**

Distance **0.17km**



6/31 OLD PLENTY ROAD SOUTH MORANG VIC 3752

3 2 1

Sold Price ^{RS} **\$550,000** Sold Date **23-Mar-24**

Distance **0.64km**



112/91 WILLIAMSONS ROAD SOUTH MORANG VIC 3752

3 2 1

Sold Price ^{RS} **\$534,000** ^{UN} Sold Date **21-Mar-24**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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