

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

5 DELPHI 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

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

| | | |
|---|-----------|-----------|
| 11 FOUNTAIN DRIVE SOUTH MORANG VIC 3752 | \$990,000 | 25-Mar-23 |
| 21 TIFFANY GROVE SOUTH MORANG VIC 3752 | \$943,000 | 05-Aug-23 |
| 6 RAINER ROAD SOUTH MORANG VIC 3752 | \$940,000 | 06-May-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.~~

This Statement of Information was prepared on: 15 August 2023

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**11 FOUNTAIN DRIVE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price **\$990,000** Sold Date **25-Mar-23**

Distance **1.99km**



**21 TIFFANY GROVE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price ^{RS} **\$943,000** Sold Date **05-Aug-23**

Distance **1.9km**



**6 RAINER ROAD SOUTH MORANG
VIC 3752**

 4  2  2

Sold Price **\$940,000** Sold Date **06-May-23**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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