

## 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 LANATA STREET SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$781,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,500

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

5 JEZWING AVENUE SOUTH MORANG VIC 3752	\$780,000	11-Nov-23
18 JEZWING AVENUE SOUTH MORANG VIC 3752	\$750,500	23-Sep-23
98 GORDONS ROAD SOUTH MORANG VIC 3752	\$760,000	01-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: 06 March 2024

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**5 JEZWING AVENUE SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price **\$780,000** Sold Date **11-Nov-23**

Distance **0.61km**



**18 JEZWING AVENUE SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price **\$750,500** Sold Date **23-Sep-23**

Distance **0.72km**



**98 GORDONS ROAD SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price <sup>RS</sup> **\$760,000** Sold Date **01-Mar-24**

Distance **0.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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