

## 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

50 TUROSS CRESCENT 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

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
563 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$780,000	05-Jan-24
170 GORDONS ROAD SOUTH MORANG VIC 3752	\$785,000	01-Jun-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: 04 June 2024

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**4 PARDALOTE CLOSE SOUTH MORANG VIC 3752**

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Sold Price

<sup>RS</sup>**\$740,000**

Sold Date

**06-Apr-24**

Distance

**0.47km****563 THE LAKES BOULEVARD SOUTH MORANG VIC 3752**

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Sold Price

**\$780,000**

Sold Date

**05-Jan-24**

Distance

**0.48km****170 GORDONS ROAD SOUTH MORANG VIC 3752**

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Sold Price

<sup>RS</sup>**\$785,000**

Sold Date

**01-Jun-24**

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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