

# STATEMENT OF INFORMATION

7 LISTER STREET, SOUTH MORANG, VIC 3752

PREPARED BY LOVE & CO, 780 HIGH STREET, EPPING



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

7 LISTER 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)

Price Range: \$630,000 to \$690,000

### Median sale price

Median price

Property type

House

Suburb

SOUTH MORANG

Period

01 October 2022 to 30 September 2023

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

10 CAMDEN CL, SOUTH MORANG, VIC 3752	\$672,000	15/10/2022
6 LOVELY WAY, SOUTH MORANG, VIC 3752	\$670,000	07/06/2022
10 JENOLAN WAY, SOUTH MORANG, VIC 3752	\$650,000	19/02/2023

This Statement of Information was prepared on:

28/10/2023