

# 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 8/812 Plenty Road, 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)

Range between \$320,000 & \$350,000

### Median sale price

Median price \$535,000 Property Type Unit Suburb South Morang

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 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
1	102/3 Vangelica Way SOUTH MORANG 3752	\$350,000	03/01/2024
2			
3			

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 six months.

This Statement of Information was prepared on: 28/05/2024 16:00



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 90 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$320,000 - \$350,000  
**Median Unit Price**  
March quarter 2024: \$535,000

## Comparable Properties



**102/3 Vangelica Way SOUTH MORANG 3752 (REI/VG)**

Agent Comments



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 03/01/2024  
**Property Type:** Apartment

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 six months.

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996