

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

9 DELIZA WALK 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 May 2024

to

30 Apr 2025

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

3 SANDERLING AVENUE SOUTH MORANG VIC 3752	\$562,000	07-Feb-25
4 ST MICHEL PLACE SOUTH MORANG VIC 3752	\$588,250	10-Jan-25

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: 19 May 2025

Ashlee Jade

M 0434109591

E ajade@barryplant.com.au**3 SANDERLING AVENUE SOUTH
MORANG VIC 3752** 3  2  2

Sold Price

\$562,000

Sold Date

07-Feb-25

Distance

0.57km**4 ST MICHEL PLACE SOUTH
MORANG VIC 3752** 3  2  2

Sold Price

\$588,250

Sold Date

10-Jan-25

Distance

1.84km**RS** = Recent sale**UN** = Undisclosed Sale

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