

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 FITZGERALD DRIVE 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

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

| | | |
|---|-----------|-----------|
| 18 JEZWING AVENUE SOUTH MORANG VIC 3752 | \$750,500 | 23-Sep-23 |
| 4 CABARITA CRESCENT SOUTH MORANG VIC 3752 | \$726,000 | 03-Feb-24 |
| 6 FITZGERALD DRIVE SOUTH MORANG VIC 3752 | \$760,000 | 08-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: 20 March 2024

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**18 JEZWING AVENUE SOUTH
MORANG VIC 3752**

 3  2  2

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

Distance **0.94km**



**4 CABARITA CRESCENT SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price ^{RS} **\$726,000** Sold Date **03-Feb-24**

Distance **0.44km**



**6 FITZGERALD DRIVE SOUTH
MORANG VIC 3752**

 5  2  2

Sold Price ^{RS} **\$760,000** Sold Date **08-Mar-24**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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