

## 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 MCARTHURS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### 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

|  |           |           |
|--|-----------|-----------|
| 24 YELLOWBOX AVENUE SOUTH MORANG VIC 3752    | \$788,800 | 30-Oct-23 |
| 9 STONECROP CRESCENT SOUTH MORANG VIC 3752   | \$838,000 | 09-Dec-23 |
| 21 RIVERDALE BOULEVARD SOUTH MORANG VIC 3752 | \$790,000 | 17-Feb-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.~~

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**24 YELLOWBOX AVENUE SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price

**\$788,800**

Sold Date **30-Oct-23**

Distance **0.86km**



**9 STONECROP CRESCENT SOUTH  
MORANG VIC 3752**

 4  2  2

Sold Price

**\$838,000**

Sold Date **09-Dec-23**

Distance **0.2km**



**21 RIVERDALE BOULEVARD  
SOUTH MORANG VIC 3752**

 4  2  2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **17-Feb-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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