

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

6/160 GORDONS ROAD 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,250

Property type

Unit

Suburb

South Morang

Period-from

01 May 2021

to

30 Apr 2022

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

1/45 GORGE ROAD SOUTH MORANG VIC 3752	\$493,000	12-Dec-20
8/885 PLENTY ROAD SOUTH MORANG VIC 3752	\$530,000	19-May-22
65 GORGE ROAD SOUTH MORANG VIC 3752	\$515,000	12-Jan-22

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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**1/45 GORGE ROAD SOUTH
MORANG VIC 3752**

2 2 2

Sold Price **\$493,000** Sold Date **12-Dec-20**

Distance **1.89km**



**8/885 PLENTY ROAD SOUTH
MORANG VIC 3752**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **19-May-22**

Distance **1.29km**



**65 GORGE ROAD SOUTH MORANG
VIC 3752**

2 1 1

Sold Price **\$515,000** Sold Date **12-Jan-22**

Distance **1.96km**

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

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