

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

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

South Morang

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/9 Kumara Circuit South Morang VIC 3752	\$430,000	23-Feb-21
5/20 Reefton Court South Morang VIC 3752	\$406,000	06-Oct-20
2/7 Kumara Circuit South Morang VIC 3752	\$465,000	14-Mar-20

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: 13 December 2021

COVID-19 POLICY FOR AUCTIONS

Up to 100 people are permitted to attend an outdoor Auction on any given day. Please maintain social distancing and adhere to the appropriate safety precautions.

Please arriving with the below:

- Appropriately sized personal protective equipment

Display options:

- All interested parties are required to wear a mask at all times
- A maximum of 10 people are permitted to view the property at any one time

Please do not enter if you are unwell or experiencing any symptoms.

BarryPlant

1/9 Kumara Circuit South Morang VIC 3752

Sold Price **\$430,000** Sold Date **23-Feb-21**

 2  1  1

Distance **0.17km**



5/20 Reefton Court South Morang VIC 3752

Sold Price **\$406,000** Sold Date **06-Oct-20**

 2  2  2

Distance **0.2km**



2/7 Kumara Circuit South Morang VIC 3752

Sold Price **\$465,000** Sold Date **14-Mar-20**

 3  2  2

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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