

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

3 Furci Court 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

South Morang

Period-from

01 Jan 2021

to

31 Dec 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

9/200 Gordons Road South Morang VIC 3752	\$680,000	24-Nov-21
3/18 Harmony Drive South Morang VIC 3752	\$650,000	31-May-21
2/43 Gorge Road South Morang VIC 3752	\$642,000	30-Dec-21

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: 25 January 2022



9/200 Gordons Road South Morang VIC 3752 Sold Price ^{RS} **\$680,000** Sold Date **24-Nov-21**
3 **2** **2** Distance **0.53km**



3/18 Harmony Drive South Morang VIC 3752 Sold Price **\$650,000** Sold Date **31-May-21**
3 **2** **2** Distance **0.81km**



2/43 Gorge Road South Morang VIC 3752 Sold Price ^{RS} **\$642,000** Sold Date **30-Dec-21**
3 **2** **2** Distance **1.71km**



8 Cornforth Way Mill Park VIC 3082 Sold Price **\$660,000** Sold Date **17-Apr-21**
3 **2** **1** Distance **2.65km**

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

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