

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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Land

Suburb

South Morang

Period-from

01 Dec 2019

to

30 Nov 2020

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

10 Nilgiri Lane South Morang VIC 3752	\$538,500	19-Jun-20
12 Nilgiri Lane South Morang VIC 3752	\$520,000	02-Jul-20
9/5 Old Plenty Road South Morang VIC 3752	\$520,000	26-Jun-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: 03 December 2020


10 Nilgiri Lane South Morang VIC 3752
 3  -  -

Sold Price

\$538,500

Sold Date

19-Jun-20

Distance

0.82km

12 Nilgiri Lane South Morang VIC 3752
 3  2  2

Sold Price

\$520,000

Sold Date

02-Jul-20

Distance

0.82km

9/5 Old Plenty Road South Morang VIC 3752
 3  2  2

Sold Price

Sold Date

26-Jun-20

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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