

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

82 Thomas Street 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

South Morang

Period-from

01 Feb 2021

to

31 Jan 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

7A Nirvana Drive South Morang VIC 3752	\$690,000	18-Jan-22
17 St Johns Court South Morang VIC 3752	\$728,000	11-Dec-21
21 Cobb Street South Morang VIC 3752	\$651,000	27-Feb-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: 03 February 2022



7A Nirvana Drive South Morang VIC 3752 Sold Price ^{RS} **\$690,000** Sold Date **18-Jan-22**
Distance **0.12km**

 3  1  1



17 St Johns Court South Morang VIC 3752 Sold Price **\$728,000** Sold Date **11-Dec-21**
Distance **0.49km**

 4  2  2



21 Cobb Street South Morang VIC 3752 Sold Price **\$651,000** Sold Date **27-Feb-21**
Distance **0.57km**

 4  2  2

105 Stagecoach Boulevard South Morang VIC 3752 Sold Price **\$836,000** Sold Date **30-Jun-21**
Distance **0.68km**

 4  2  2

RS = Recent sale UN = Undisclosed Sale

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