

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

9 JOLLY TERRACE 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

\$695,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

South Morang

Period-from

01 Aug 2021

to

31 Jul 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 ANGELA COURT SOUTH MORANG VIC 3752	\$745,000	05-Mar-22
23 JOLLY TERRACE SOUTH MORANG VIC 3752	\$720,000	20-Apr-22
42 MCGLYNN AVENUE SOUTH MORANG VIC 3752	\$722,000	18-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.~~

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1 ANGELA COURT SOUTH MORANG VIC 3752 Sold Price **\$745,000** Sold Date **05-Mar-22**

3 2 2

Distance **0.02km**



23 JOLLY TERRACE SOUTH MORANG VIC 3752 Sold Price **\$720,000** Sold Date **20-Apr-22**

3 2 3

Distance **0.12km**



42 MCGLYNN AVENUE SOUTH MORANG VIC 3752 Sold Price **\$722,000** Sold Date **18-Dec-21**

4 2 2

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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