

## 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

23/1005 PLENTY ROAD SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$507,000

Property type

Unit

Suburb

South Morang

Period-from

01 Jun 2022

to

31 May 2023

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

15/37 GORDONS ROAD SOUTH MORANG VIC 3752	\$630,000	15-Oct-22
11/37 GORDONS ROAD SOUTH MORANG VIC 3752	\$615,000	24-May-23
3/9 KUMARA CIRCUIT SOUTH MORANG VIC 3752	\$599,000	16-Jul-22

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: 30 June 2023

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**15/37 GORDONS ROAD SOUTH  
MORANG VIC 3752**

3 2 2

Sold Price **\$630,000** Sold Date **15-Oct-22**

Distance **0.29km**



**11/37 GORDONS ROAD SOUTH  
MORANG VIC 3752**

3 2 1

Sold Price <sup>RS</sup> **\$615,000** <sup>UN</sup> Sold Date **24-May-23**

Distance **0.29km**



**3/9 KUMARA CIRCUIT SOUTH  
MORANG VIC 3752**

3 2 2

Sold Price **\$599,000** Sold Date **16-Jul-22**

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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