

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

1 Petal 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,500

Property type

Land

Suburb

South Morang

Period-from

01 Mar 2020

to

28 Feb 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

4 Petal Court South Morang VIC 3752	\$810,000	09-Feb-21
319 Gordons Road South Morang VIC 3752	\$840,000	25-Jan-21
13 Portobello Terrace South Morang VIC 3752	\$840,000	12-Mar-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: 31 March 2021



4 Petal Court South Morang VIC 3752

 4  2  2

Sold Price

\$810,000

Sold Date **09-Feb-21**

Distance **0.06km**



319 Gordons Road South Morang VIC 3752

 4  3  2

Sold Price

^{RS} **\$840,000**

Sold Date **25-Jan-21**

Distance **1.2km**



13 Portobello Terrace South Morang VIC 3752

 4  2  2

Sold Price

Sold Date **12-Mar-21**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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