

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

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)

Single Price:

\$620,000

### Median sale price

Median price

\$633,500

Property type

House

Suburb

SOUTH MORANG

Period

01 July 2019 to 31 December 2019

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

16 CLEARWATER VIEW, SOUTH MORANG, VIC 3752	\$700,000	02/10/2019
28 CLEARWATER VIEW, SOUTH MORANG, VIC 3752	\$605,000	15/08/2019
14 CLEARWATER VIEW, SOUTH MORANG, VIC 3752	\$680,000	15/11/2019

This Statement of Information was prepared on:

03/02/2020