

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 BIRDSEYE PARADE 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

South Morang

Period-from

01 Nov 2023

to

31 Oct 2024

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

31 HIGHPOINT DRIVE SOUTH MORANG VIC 3752	\$867,000	22-Aug-24
8 SUNNYBRAE DRIVE MERNDA VIC 3754	\$902,100	22-Oct-24
3 MARLOWE GRANGE MERNDA VIC 3754	\$912,600	20-Jul-24

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: 01 November 2024



31 HIGHPOINT DRIVE SOUTH MORANG VIC 3752

 4  2  2

Sold Price ^{RS} **\$867,000** ^{UN} Sold Date **22-Aug-24**

Distance **0.5km**



8 SUNNYBRAE DRIVE MERNDA VIC 3754

 4  2  2

Sold Price ^{RS} **\$902,100** Sold Date **22-Oct-24**

Distance **1.17km**



3 MARLOWE GRANGE MERNDA VIC 3754

 4  2  2

Sold Price ^{RS} **\$912,600** Sold Date **20-Jul-24**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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