

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

4 Taronga Way, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

South Morang

Period - From

08/03/2022

to

07/03/2023

Source

REIV

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 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
1	9 Wiregrass Ct SOUTH MORANG 3752	\$754,600	02/12/2022
2	18 Lanata St SOUTH MORANG 3752	\$742,000	01/10/2022
3	4 Kumara Cirt SOUTH MORANG 3752	\$735,000	03/09/2022

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 six months.~~

This Statement of Information was prepared on:

08/03/2023 09:56



4 2 2

Rooms: 6
Property Type: House
Land Size: 493 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
08/03/2022 - 07/03/2023: \$760,000

Comparable Properties



9 Wiregrass Ct SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$754,600
Method: Sold Before Auction
Date: 02/12/2022
Property Type: House (Res)
Land Size: 515 sqm approx



18 Lanata St SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$742,000
Method: Private Sale
Date: 01/10/2022
Property Type: House



4 Kumara Cirt SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$735,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 450 sqm approx