

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 TORBRECK AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,625

Property type

Other

Suburb

South Morang

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3 FRESHWATER WAY SOUTH MORANG VIC 3752	\$720,000	14-Oct-21
13 BLACK FALCON STREET SOUTH MORANG VIC 3752	\$770,000	25-Jun-21
11 PADDYS PLACE SOUTH MORANG VIC 3752	\$718,000	20-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 29 November 2021



**3 FRESHWATER WAY SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

^{RS} **\$720,000**

Sold Date

14-Oct-21

Distance

1.8km



**13 BLACK FALCON STREET SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

^{RS} **\$770,000**

Sold Date

25-Jun-21

Distance

1.32km



**11 PADDYS PLACE SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

^{RS} **\$718,000**

Sold Date

20-Oct-21

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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