

# 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

4/74 Reid Street, 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)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$517,500 Property Type Unit Suburb South Morang

Period - From 25/11/2022 to 24/11/2023 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	7/1 Old Plenty Rd SOUTH MORANG 3752	\$536,000	13/10/2023
2	3/74 Reid St SOUTH MORANG 3752	\$520,000	22/11/2023
3	11/868 Plenty Rd SOUTH MORANG 3752	\$505,000	07/10/2023

**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:

25/11/2023 11:06



Property Type:  
Agent Comments

Indicative Selling Price  
\$500,000 - \$550,000  
Median Unit Price  
25/11/2022 - 24/11/2023: \$517,500

## Comparable Properties



7/1 Old Plenty Rd SOUTH MORANG 3752 (REI) Agent Comments



Price: \$536,000  
Method: Private Sale  
Date: 13/10/2023  
Property Type: Townhouse (Single)



3/74 Reid St SOUTH MORANG 3752 (REI) Agent Comments



Price: \$520,000  
Method: Private Sale  
Date: 22/11/2023  
Property Type: House  
Land Size: 154 sqm approx



11/868 Plenty Rd SOUTH MORANG 3752 (REI) Agent Comments



Price: \$505,000  
Method: Auction Sale  
Date: 07/10/2023  
Property Type: Unit  
Land Size: 204 sqm approx

Account - Love & Co