

## 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

11/74 THOMAS STREET SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,250

Property type

Unit

Suburb

South Morang

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 16/74 THOMAS STREET SOUTH MORANG VIC 3752 | \$500,000 | 18-Mar-25 |
| 5/2 LEONIE CLOSE SOUTH MORANG VIC 3752    | \$495,000 | 20-Feb-25 |
| 10/958 PLENTY ROAD SOUTH MORANG VIC 3752  | \$468,000 | 17-Jul-25 |

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.~~

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**16/74 THOMAS STREET SOUTH  
MORANG VIC 3752**

 2  1  2

Sold Price **\$500,000** Sold Date **18-Mar-25**

Distance **0km**



**5/2 LEONIE CLOSE SOUTH  
MORANG VIC 3752**

 2  1  1

Sold Price **\$495,000** Sold Date **20-Feb-25**

Distance **0.47km**



**10/958 PLENTY ROAD SOUTH  
MORANG VIC 3752**

 2  2  1

Sold Price <sup>RS</sup> **\$468,000** Sold Date **17-Jul-25**

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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