

# 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

8 Ellendale Way, 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 \$690,000 & \$730,000

### Median sale price

Median price \$766,000 Property Type House Suburb South Morang

Period - From 13/08/2023 to 12/08/2024 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	10 Alain Av SOUTH MORANG 3752	\$720,000	07/08/2024
2	17 Coleridge Way SOUTH MORANG 3752	\$735,000	22/07/2024
3	30 Twin River Dr SOUTH MORANG 3752	\$730,000	27/05/2024

**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: 13/08/2024 10:20

8 Ellendale Way, South Morang Vic 3752

Kate Donaldson

03 9431 3425

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kate.donaldson@raywhite.com



 3  2  2

**Rooms:** 9

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 360 sqm approx

**Agent Comments**

This well presented three bedroom home includes two living areas, two bathrooms and a double lock up garage. Located close to the South Morang Train Station and Westfield shopping precinct it is perfect for first home buyers, downsizers and the astute investor.

**Indicative Selling Price**

\$690,000 - \$730,000

**Median House Price**

13/08/2023 - 12/08/2024: \$766,000

## Comparable Properties



**10 Alain Av SOUTH MORANG 3752 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$720,000

**Method:** Sold Before Auction

**Date:** 07/08/2024

**Property Type:** House

**Land Size:** 331 sqm approx



**17 Coleridge Way SOUTH MORANG 3752 (REI)** **Agent Comments**

 3  2  2

**Price:** \$735,000

**Method:** Private Sale

**Date:** 22/07/2024

**Property Type:** House

**Land Size:** 437 sqm approx



**30 Twin River Dr SOUTH MORANG 3752 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 27/05/2024

**Property Type:** House

**Land Size:** 412 sqm approx

**Account - Ray White Eltham | P: 03 9431 3425**



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