



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4/40 Gorge Road, SOUTH MORANG 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$450,000 - \$480,000

### Median sale price

Median **House** for **SOUTH MORANG** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

## \$395,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**6/812 Plenty Road,**  
South Morang 3752

Price **\$375,000** Sold 04 April  
2018

**48 Lamour Avenue,**  
South Morang 3752

Price **\$486,000** Sold 17  
February 2018

**10 Freshwater Way,**  
South Morang 3752

Price **\$520,000** Sold 10  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



2 beds



2 baths



1 parking

### Ray White Mill Park

Shop 40, The Stables Shopping  
Centre, Childs Road,  
Mill Park VIC 3082

### Contact agents



**John Halkidis**  
Ray White

0 438 858 384

[john.halkidis@raywhite.com](mailto:john.halkidis@raywhite.com)



**Shara Walker**  
Ray White

0 412 985 382

[shara.walker@raywhite.com](mailto:shara.walker@raywhite.com)

