

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 15/3 Old Plenty 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 \$480,000 - \$500,000**

### Median sale price

Median **Unit** for **SOUTH MORANG** for period **Jul 2019 - Sep 2019**

Sourced from **Price Finder**.

**\$420,000**

### 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.

**70 Gorge Road,**  
South Morang 3752

Price **\$580,000** Sold 29 May  
2019

**17/5 Delacombe Drive,**  
Mill Park 3082

Price **\$420,000** Sold 31 May  
2019

**3/22 Old Plenty Road,**  
South Morang 3752

Price **\$485,000** Sold 28 July  
2019

This Statement of Information was prepared on 10th Dec 2019

### 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 Price Finder.

Unit  
3 beds 2 baths 2 parking

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



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