

## 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

26 TIARA DRIVE 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

South Morang

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 11 TRINITY WAY SOUTH MORANG VIC 3752   | \$575,000 | 26-Mar-24 |
| 54 BRACKEN WAY SOUTH MORANG VIC 3752   | \$630,000 | 23-Mar-24 |
| 36 LAMOUR AVENUE SOUTH MORANG VIC 3752 | \$595,000 | 04-May-24 |

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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**11 TRINITY WAY SOUTH MORANG  
VIC 3752**

 3  2  1

Sold Price **\$575,000** Sold Date **26-Mar-24**

Distance **0.98km**



**54 BRACKEN WAY SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price **\$630,000** Sold Date **23-Mar-24**

Distance **1.57km**



**36 LAMOUR AVENUE SOUTH  
MORANG VIC 3752**

 3  1  1

Sold Price <sup>RS</sup> **\$595,000** Sold Date **04-May-24**

Distance **0.38km**

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

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