

## 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

14 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Mar 2022

to

28 Feb 2023

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

2 LAPWING ROAD SOUTH MORANG VIC 3752	\$675,000	04-Mar-23
10 FUSCHIA GROVE SOUTH MORANG VIC 3752	\$700,000	25-Feb-23
72 TUROSS CRESCENT SOUTH MORANG VIC 3752	\$715,000	26-Feb-23

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.~~

This Statement of Information was prepared on: 17 March 2023



## 2 LAPWING ROAD SOUTH MORANG VIC 3752

4 2 2

Sold Price

<sup>RS</sup>

**\$675,000**

Sold Date

**04-Mar-23**

Distance

**0.67km**



## 10 FUSCHIA GROVE SOUTH MORANG VIC 3752

4 2 2

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**25-Feb-23**

Distance

**2.13km**



## 72 TUROSS CRESCENT SOUTH MORANG VIC 3752

4 2 2

Sold Price

<sup>RS</sup>

**\$715,000**

Sold Date

**26-Feb-23**

Distance

**2.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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