

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4/1 Vangelica Way, 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 \$350,000 - \$365,000**

### Median sale price

Median **Unit** for **SOUTH MORANG** for period **Nov 2018 - Apr 2019**

Sourced from **Pricefinder**.

**\$390,000**

### Comparable property sales

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 the most comparable to the property for sale.

**106/3 Vangelica Way,**  
South Morang 3752

**Price \$410,000** Sold 08  
November 2018

**1/190 Gordons Road,**  
South Morang 3752

**Price \$370,000** Sold 15  
March 2019

**1/3 Vangelica Way,**  
South Morang 3752

**Price \$365,000** Sold 03 April  
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 Pricefinder.

Unit

2 beds

1 baths

1 parking

### Stockdale & Leggo Glenroy

201 Glenroy Road,  
Glenroy VIC 3046

### Contact agents



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& Leggo**