

## 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

5/4 VANGELICA WAY 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

South Morang

Period-from

01 Mar 2023

to

29 Feb 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

106/3 VANGELICA WAY SOUTH MORANG VIC 3752	\$410,000	22-Feb-24
46 EVERLASTING BOULEVARD SOUTH MORANG VIC 3752	\$495,000	22-Feb-24
15/958 PLENTY ROAD SOUTH MORANG VIC 3752	\$428,000	08-Mar-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.~~

This Statement of Information was prepared on: 26 March 2024

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**106/3 VANGELICA WAY SOUTH  
MORANG VIC 3752**

2 1 1

Sold Price

<sup>RS</sup> **\$410,000**

Sold Date **22-Feb-24**

Distance **0.03km**



**46 EVERLASTING BOULEVARD  
SOUTH MORANG VIC 3752**

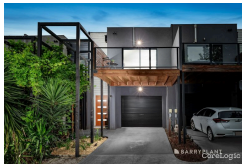
2 2 1

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date **22-Feb-24**

Distance **0.74km**



**15/958 PLENTY ROAD SOUTH  
MORANG VIC 3752**

2 2 2

Sold Price

<sup>RS</sup> **\$428,000**

Sold Date **08-Mar-24**

Distance **1.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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