

## 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

23 TIFFANY GROVE 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

\$775,000

&

\$845,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

South Morang

Period-from

01 Jan 2023

to

31 Dec 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

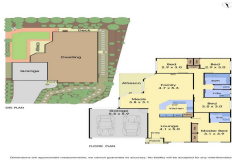
Date of sale

24 YELLOWBOX AVENUE SOUTH MORANG VIC 3752	\$788,800	03-Nov-23
35 ALAIN AVENUE SOUTH MORANG VIC 3752	\$852,500	02-Sep-23
13 CARTIER WAY SOUTH MORANG VIC 3752	\$866,500	11-Nov-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: 16 January 2024



**24 YELLOWBOX AVENUE SOUTH  
MORANG VIC 3752**

4 2 2

Sold Price

RS

**\$788,800**

Sold Date **03-Nov-23**

Distance **2.47km**



**35 ALAIN AVENUE SOUTH  
MORANG VIC 3752**

3 2 2

Sold Price

**\$852,500**

Sold Date **02-Sep-23**

Distance **0.41km**



**13 CARTIER WAY SOUTH MORANG  
VIC 3752**

4 2 2

Sold Price

**\$866,500**

Sold Date **11-Nov-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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