

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

6/4 VANGELICA WAY SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$459,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

South Morang

Period-from

01 Jun 2023

to

31 May 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

Address of comparable property	Price	Date of sale
5/4 VANGELICA WAY SOUTH MORANG VIC 3752	\$460,000	23-Apr-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: 27 June 2024

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**5/4 VANGELICA WAY SOUTH
MORANG VIC 3752**

 2  2  1

Sold Price

^{RS} **\$460,000**

Sold Date

23-Apr-24

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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