

## 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

43 VISAGE 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

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

South Morang

Period-from

01 Jun 2024

to

31 May 2025

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 14 TIVOLI PLACE SOUTH MORANG VIC 3752         | \$659,000 | 15-Apr-25 |
| 21 VAUTIER PLACE SOUTH MORANG VIC 3752        | \$660,000 | 19-May-25 |
| 322 THE LAKES BOULEVARD SOUTH MORANG VIC 3752 | \$670,000 | 30-Dec-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: 04 June 2025



## 14 TIVOLI PLACE SOUTH MORANG VIC 3752

3 1 2

Sold Price

**\$659,000**

Sold Date

**15-Apr-25**

Distance

**0.22km**



## 21 VAUTIER PLACE SOUTH MORANG VIC 3752

3 2 2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**19-May-25**

Distance

**1.05km**



## 322 THE LAKES BOULEVARD SOUTH MORANG VIC 3752

3 2 2

Sold Price

**\$670,000**

Sold Date

**30-Dec-24**

Distance

**1.85km**

RS = Recent sale

UN = Undisclosed Sale

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