

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

7/4 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

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,250

Property type

Unit

Suburb

South Morang

Period-from

01 Jul 2024

to

30 Jun 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

3/188 GORDONS ROAD SOUTH MORANG VIC 3752	\$475,000	26-May-25
2/190 GORDONS ROAD SOUTH MORANG VIC 3752	\$465,000	06-Apr-25
14/958 PLENTY ROAD SOUTH MORANG VIC 3752	\$455,000	03-Jun-25

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: 18 July 2025

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3/188 GORDONS ROAD SOUTH MORANG VIC 3752

2 2 1

Sold Price **\$475,000** Sold Date **26-May-25**

Distance **0km**

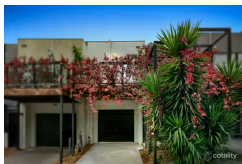


2/190 GORDONS ROAD SOUTH MORANG VIC 3752

2 2 1

Sold Price **\$465,000** Sold Date **06-Apr-25**

Distance **0km**



14/958 PLENTY ROAD SOUTH MORANG VIC 3752

2 2 1

Sold Price **\$455,000** Sold Date **03-Jun-25**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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