

## 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

33 TRINITY 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

South Morang

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 17 ALAIN AVENUE SOUTH MORANG VIC 3752         | \$700,000 | 02-Apr-25 |
| 286 THE LAKES BOULEVARD SOUTH MORANG VIC 3752 | \$704,000 | 26-Jul-25 |
| 19 VAUTIER PLACE SOUTH MORANG VIC 3752        | \$667,000 | 21-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: 07 August 2025

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**17 ALAIN AVENUE SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price **\$700,000** Sold Date **02-Apr-25**

Distance **0.09km**



**286 THE LAKES BOULEVARD  
SOUTH MORANG VIC 3752**

 4  2  2

Sold Price <sup>RS</sup> **\$704,000** Sold Date **26-Jul-25**

Distance **1.86km**



**19 VAUTIER PLACE SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price <sup>RS</sup> **\$667,000** Sold Date **21-Jun-25**

Distance **0.32km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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