

## 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

21 TIFFANY GROVE SOUTH MORANG VIC 3752

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

South Morang

Period-from

01 Jul 2022

to

30 Jun 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

8 NEDDLETAIL CRESCENT SOUTH MORANG VIC 3752	\$790,000	11-Apr-23
5 LAPWING ROAD SOUTH MORANG VIC 3752	\$808,500	11-Mar-23
13 ZIERIA DRIVE SOUTH MORANG VIC 3752	\$767,000	08-May-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: 14 July 2023

**8 NEDDLETAIL CRESCENT SOUTH  
MORANG VIC 3752**

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Sold Price **RS \$790,00** Sold Date **11-Apr-23**Distance **0.41km****5 LAPWING ROAD SOUTH  
MORANG VIC 3752**

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Sold Price **\$808,500** Sold Date **11-Mar-23**Distance **0.42km****13 ZIERIA DRIVE SOUTH MORANG  
VIC 3752**

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Sold Price **\$767,000** Sold Date **08-May-23**Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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