

## 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

28 VANDERBILT AVENUE 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

Land

Suburb

South Morang

Period-from

01 Nov 2022

to

31 Oct 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

3 VANDERBILT AVENUE SOUTH MORANG VIC 3752	\$1,185,500	04-Nov-23
5 DELPHI AVENUE SOUTH MORANG VIC 3752	\$1,055,000	07-Sep-23
16 MERCURY CIRCUIT SOUTH MORANG VIC 3752	\$1,110,000	26-Aug-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: 20 November 2023

**3 VANDERBILT AVENUE SOUTH  
MORANG VIC 3752**

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Sold Price

<sup>RS</sup> **\$1,185,500** Sold Date **04-Nov-23**Distance **0.2km****5 DELPHI AVENUE SOUTH  
MORANG VIC 3752**

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Sold Price

**\$1,055,000** Sold Date **07-Sep-23**Distance **0.29km****16 MERCURY CIRCUIT SOUTH  
MORANG VIC 3752**

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Sold Price

<sup>RS</sup> **\$1,110,000** Sold Date **26-Aug-23**Distance **0.36km****RS** = Recent sale**UN** = Undisclosed Sale

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