

## 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

38 DARIUS TERRACE 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

\$540,000

&

\$594,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

South Morang

Period-from

01 Mar 2023

to

29 Feb 2024

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

258 THE LAKES BOULEVARD SOUTH MORANG VIC 3752	\$590,000	14-Oct-23
1 SANDERLING AVENUE SOUTH MORANG VIC 3752	\$590,000	24-Oct-23
31 VAUTIER PLACE SOUTH MORANG VIC 3752	\$606,150	05-Dec-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: 27 March 2024

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

 3  1  1

Sold Price **\$590,000** Sold Date **14-Oct-23**

Distance **1.33km**



**1 SANDERLING AVENUE SOUTH  
MORANG VIC 3752**

 3  2  1

Sold Price Sold Date **24-Oct-23**

Distance **1.91km**



**31 VAUTIER PLACE SOUTH  
MORANG VIC 3752**

 3  2  2

Sold Price **\$606,150** Sold Date **05-Dec-23**

Distance **0.18km**

RS = Recent sale      UN = Undisclosed Sale

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