

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

10 Telford Street Marengo VIC 3233

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Price

\$875,000 to \$955,000

Median sale price

Median price N/A Property type HOUSE Suburb Marengo VIC 3233

Period - From 14.10.2023 to 14.10.2024 Source Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1. 2 Newcombe Street Marengo	\$870,000	21.08.2023
2. 17 Montrose Avenue Apollo Bay	\$1,100,000	11.09.2023
3. 8 Seymour Crescent Apollo Bay	\$1,000,000	11.02.2023

This Statement of Information was prepared on: 14.10.2024