

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

11 Panorama Crescent Marengo VIC 3233

Indicative selling price

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

Price range between \$1,350,000 & \$1,500,000

Median sale price

Median price \$1,000,000 Property type House Suburb Marengo VIC 3233

Period - From 01.07.2020 to 01.07.2021 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. 19 Panorama Crescent Marengo	\$1,500,000	04.12.2020
2. 5 McMinn Court Marengo	\$1,250,000	27.05.2021
3. 7 McMinn Court Marengo	\$1,075,000	18.01.2021

This Statement of Information was prepared on: 01.07.2021