

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 Mitchell Court Marengo VIC 3233

Indicative selling price

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

Single Price

\$1,500,000

Median sale price

Median price

\$1,350,000

Property type

House

Suburb

Marengo VIC 3233

Period - From

27.05.21

to

27.05.22

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. 23 Panorama Crescent Marengo	\$1,950,000	14.01.2022
2. 11 Panorama Crescent Marengo	\$1,360,000	20.08.2021
3. 19 Panorama Crescent Marengo	\$1,500,000	04.12.2020

This Statement of Information was prepared on: 27.05.2022