

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 and
postcode

19 Saleni Drive Marlo VIC 3888

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Marlo

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

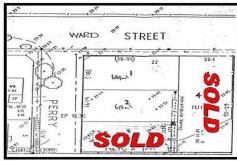
Date of sale

12 Perry Street Marlo VIC 3888	\$405,000	19-Dec-20
80 Jorgensen Street Marlo VIC 3888	-	10-May-21
9 Willis Avenue Marlo VIC 3888	\$535,000	22-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 June 2021


12 Perry Street Marlo VIC 3888

Sold Price

\$405,000

Sold Date

19-Dec-20


Distance

0.68km

80 Jorgensen Street Marlo VIC 3888

Sold Price

^{RS}

- Sold Date

10-May-21


Distance

0.91km

9 Willis Avenue Marlo VIC 3888

Sold Price

\$535,000

Sold Date

22-Jan-21


Distance

1km
RS = Recent sale

UN = Undisclosed Sale

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