

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	22 Ormond Drive, Marong Vic 3515
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$399,000
--------------	-----------

Median sale price

Median price	\$393,000	Hou	se X	Unit		Suburb or locality	Marong
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

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

Α* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 6 Evermore Dr MARONG 3515 \$392,500 11/09/2017 2 3 Mckimmie Rd MARONG 3515 \$387,500 30/07/2018 3

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 eighteen months.





15 Evermore Dr MARONG 3515

\$380,000

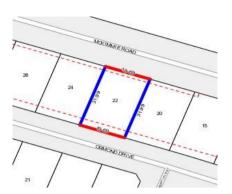
27/08/2017



Justin Pell C.A.R. 5440 5044 0408 949 775 justin@dck.com.au

Indicative Selling Price \$399,000 **Median House Price**

Year ending September 2018: \$393,000



Rooms: **Property Type:** Agent Comments

Comparable Properties

6 Evermore Dr MARONG 3515 (VG)

Price: \$392,500 Method: Sale Date: 11/09/2017

Rooms: -

Property Type: House (Res) Land Size: 750 sqm approx

Agent Comments

3 Mckimmie Rd MARONG 3515 (VG)

!= 4



Price: \$387,500 Method: Sale Date: 30/07/2018

Rooms: -

Property Type: House (Res) Land Size: 732 sqm approx

Agent Comments









Price: \$380,000 Method: Private Sale Date: 27/08/2017

Rooms: -

Property Type: House Land Size: 647 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050





Generated: 10/12/2018 14:50