

# 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](http://consumer.vic.gov.au/underquoting)

Single Price

\$840,000

### Median sale price

Median price

N/A

Property type

HOUSE

Suburb

Marengo VIC 3233

Period - From

14.03.2024

to

14.03.2025

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. 7 Galbraith Way Marengo	\$710,000	17.06.2024
2. 16 Newcombe Street Marengo	\$1,200,000	24.02.2025
3. 16 Ferrier Drive Marengo	\$965,000	16.11.2023

This Statement of Information was prepared on:

14.03.2025