

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

3 ORMOND DRIVE MARONG VIC 3515

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Marong

Period-from

01 Apr 2021

to

31 Mar 2022

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

15 THOMAS DRIVE MARONG VIC 3515	\$565,000	26-Feb-22
17 THOMAS DRIVE MARONG VIC 3515	\$500,000	13-Jan-22
71 LANDRY LANE MARONG VIC 3515	\$575,000	09-Mar-22

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: 29 April 2022



15 THOMAS DRIVE MARONG VIC 3515

Sold Price

^{RS}
\$565,000

Sold Date

26-Feb-22


4



2



3

Distance

-



17 THOMAS DRIVE MARONG VIC 3515

Sold Price

\$500,000

Sold Date

13-Jan-22


3



2



2

Distance

-



71 LANDRY LANE MARONG VIC 3515

Sold Price

\$575,000

Sold Date

09-Mar-22


4



2



2

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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