

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

42 Torrens Street, Marong Victoria 3515

### Indicative selling price

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

Single price

\$349,000

or range between

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&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$371,250

\*House

\*\*\*\*

Suburb  
or locality

Marong Victoria 3515

Period - From

March 2016

to

March 2017

Source

Pricefinder

### 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
1: 26 Cathcart Street, Marong Victoria 3515	\$307,500	04/04/2016
2: 35 Goldie Street, Marong Victoria 3515	\$452,500	21/12/2016
3: 17 Evermore Drive, Marong Victoria 3515	\$387,500	12/10/2016