

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

21 Great Ocean Road, Marengo Vic 3233

Indicative selling price

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

Single price

\$540,000

Median sale price*

Median price

\$617,500

House

X

Unit

Suburb or locality

Marengo

Period - From

03/04/2019

to

03/08/2019

Source

Realestate.com

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 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 Ferrier Dr MARENGO 3233	\$595,000	19/10/2018
2	5 Newcombe St MARENGO 3233	\$585,000	08/06/2018
3	2 Mitchell Ct MARENGO 3233	\$560,000	08/08/2018

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.



2 0 1

Rooms:
Property Type: House (Res)
Land Size: 878 sqm approx
Agent Comments

Indicative Selling Price
 \$540,000

Median House Price *
 03/04/2019 - 03/08/2019: \$617,500
 * Agent calculated median

Comparable Properties



6 Ferrier Dr MARENGO 3233 (REI/VG)

Agent Comments

3 1 2

Price: \$595,000
Method: Private Sale
Date: 19/10/2018
Rooms: 4
Property Type: House
Land Size: 1079 sqm approx



5 Newcombe St MARENGO 3233 (REI/VG)

Agent Comments

4 2 2

Price: \$585,000
Method: Private Sale
Date: 08/06/2018
Rooms: 6
Property Type: House



2 Mitchell Ct MARENGO 3233 (REI/VG)

Agent Comments

3 1 -

Price: \$560,000
Method: Private Sale
Date: 08/08/2018
Rooms: 4
Property Type: House
Land Size: 591 sqm approx