### 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 andpostcode

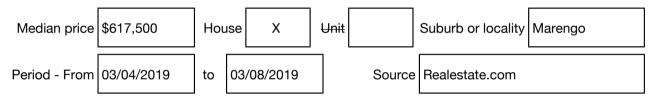
21 Great Ocean Road, Marengo Vic 3233

#### Indicative selling price

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

Single price \$540,000

#### Median sale price\*



#### 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.

Account - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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**



(2)3

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

Agent Comments



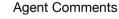
5 Newcombe St MARENGO 3233 (REI/VG)

4 **6** 2 2

Price: \$585.000 Method: Private Sale Date: 08/06/2018 Rooms: 6 Property Type: House



2 Mitchell Ct MARENGO 3233 (REI/VG)



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

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