

# 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

4 Mitchell Court Marengo VIC 3233

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Price

\$1,250,000 to \$1,300,000

### Median sale price

Median price \$1,230,000 Property type House Suburb Marengo VIC 3233

Period - From 23.11.2021 to 23.11.2022 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. 14 Mitchell Court Marengo	\$1,600,000	20.06.2022
2. 11 Panorama Crescent Marengo	\$1,360,000	20.08.2021
3. 3 McMinn Court Marengo	\$1,100,000	28.09.2021

This Statement of Information was prepared on: 23.11.2022