

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 and
postcode 10 Evermore Drive, Marong VIC 3515

Indicative selling price

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

\$310,000

&

\$320,000

Median sale price

Median price \$392,500

House ☒

Suburb or
locality Maiden Gully

Period - From December
21st 2017

to January 4th
2018

Source www.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. 5 Alana Court, Marong VIC 3515	\$310,000	17/09/17
2. 8 Alana Court, Marong VIC 3515	\$320,000	19/12/17
3. 9 Oakbank Place, Marong VIC 3515	\$328,000	24/07/17

Property data source: www.rpdata.com.au. Generated on 04/01/18.

Additional information about comparable sales.



Marong 5 Alana Court**4 BED 3 BATH 3 CAR 7 ROOMS**

METHOD Private
TYPE House
LAND Approx. 513m2



Marong 8 Alana Court**4 BED 2 BATH 2 CAR 6 ROOMS**

METHOD Private
TYPE House
LAND Approx. 719m2



Marong 9 Oakbank Place**4 BED 2 BATH 2 CAR 6 ROOMS**

METHOD Private
TYPE House
LAND Approx. 634m2