

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 and
postcode

18 FALLS STREET MARONG VIC 3515

Indicative selling price

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

Single Price

or range
between

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Marong

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

7 GILFORD STREET MARONG VIC 3515	\$650,000	23-Oct-24
19 ALANA COURT MARONG VIC 3515	\$640,000	16-Oct-24
10 ANTRIM STREET MARONG VIC 3515	\$650,000	11-Jun-24

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 18 months.~~

This Statement of Information was prepared on: 04 November 2024



7 GILFORD STREET MARONG VIC 3515

Sold Price

^{RS}

\$650,000

Sold Date

23-Oct-24

4 2 -

Distance

0.17km



19 ALANA COURT MARONG VIC 3515

Sold Price

^{RS}

\$640,000

Sold Date

16-Oct-24

4 2 2

Distance

1.44km



10 ANTRIM STREET MARONG VIC 3515

Sold Price

\$650,000

Sold Date

11-Jun-24

4 2 2

Distance

0.12km



33 PEMBROKE DRIVE MARONG VIC 3515

Sold Price

\$655,000

Sold Date

09-Apr-24

4 2 2

Distance

0.13km



28 OSCAR DRIVE MARONG VIC 3515

Sold Price

\$660,000

Sold Date

30-Jun-24

4 2 2

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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