



Statement of Information

Prepared on: 19.02.18

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

5 NEWCOMBE STREET MARENGO VIC 3233

Indicative selling price

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

Range between \$585,000.00

Median sale price

Median price \$685,000.00

*House

Suburb or locality Marengo VIC 3233

Period - From 01.02.2017 to 19.02.2018

Source Realestate.com.au

Comparable property sales

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
1. 2 Telford Street Marengo VIC 3233	\$590,000.00	19.10.2017
2. 8 Telford Street Marengo VIC 3233	\$490,000.00	26.09.2017
3. 24 Great Ocean Road Marengo VIC 3233	\$580,000.00	20.04.2017