



STATEMENT OF INFORMATION

5 MERRION STREET, MARONG, VIC 3515

PREPARED BY WES DORRINGTON, PROPERTY PLUS REAL ESTATE AGENTS



**Property
Plus**
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 MERRION STREET, MARONG, VIC

 4  2  2

Indicative Selling Price

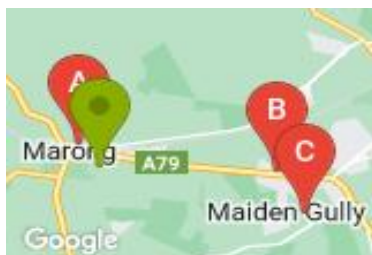
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$710,000 to \$730,000

Provided by: Wes Dorrington, Property Plus Real Estate Agents

MEDIAN SALE PRICE



MARONG, VIC, 3515

Suburb Median Sale Price (House)

\$662,500

01 July 2021 to 30 June 2022

Provided by: 

COMPARABLE PROPERTIES

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.



23 LESLIE ST, MARONG, VIC 3515

 4  2  2

Sale Price

****\$720,000**

Sale Date: 01/06/2022

Distance from Property: 924m



42 EDEN WAY, MAIDEN GULLY, VIC 3551

 4  2  2

Sale Price

\$713,000

Sale Date: 01/09/2021

Distance from Property: 4.7km



51 SANCTUARY BVD, MAIDEN GULLY, VIC

 4  2  4

Sale Price

\$705,000

Sale Date: 12/11/2021

Distance from Property: 5.6km



This report has been compiled on 11/07/2022 by Property Plus Real Estate Agents. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

5 MERRION STREET, MARONG, VIC 3515

Indicative selling price

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

Price Range:

\$710,000 to \$730,000

Median sale price

Median price

\$662,500

Property type

House

Suburb

MARONG

Period

01 July 2021 to 30 June 2022

Source



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

Price

Date of sale

23 LESLIE ST, MARONG, VIC 3515	**\$720,000	01/06/2022
42 EDEN WAY, MAIDEN GULLY, VIC 3551	\$713,000	01/09/2021
51 SANCTUARY BVD, MAIDEN GULLY, VIC 3551	\$705,000	12/11/2021

This Statement of Information was prepared

11/07/2022