# 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

14 William-Hunter Drive Marlo VIC 3888

### 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	\$400,000	&	\$440,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$365,000	Prop	erty type House		Suburb	Marlo	
Period-from	01 Dec 2019	to	30 Nov 2	2020	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 Saleni Drive Marlo VIC 3888	\$417,500	29-May-20	
85 Mots Beach Avenue Marlo VIC 3888	\$510,000	17-Dec-19	
18 Ward Street Marlo VIC 3888	\$390,000	22-Oct-20	

#### 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: 09 December 2020



consumer.vic.gov.au



 ${\sf E} ~~ admin@orbostrealestate.net.au$ 

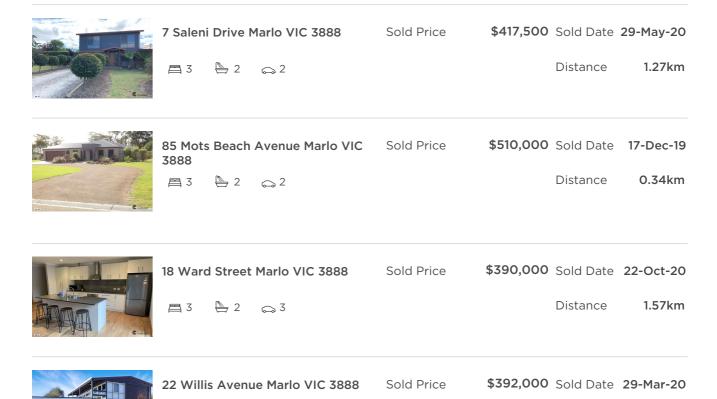
Distance

\$315,000 Sold Date 25-Sep-19

Distance

2.04km

1.25km



Sold Price

RS = Recent sale UN = Undisclosed Sale

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