

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 or
locality and postcode

Lot 79 Oakbank Place, Marong Vic 3515

Indicative selling price

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

Single price \$150,000

Median sale price

Median price \$137,000

Property Type Vacant land

Suburb Marong

Period - From 20/05/2019

to 19/05/2020

Source REIV

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
1	23 Pembroke Dr MARONG 3515	\$143,000	18/12/2019
2	41 Pembroke Dr MARONG 3515	\$143,000	25/02/2020
3	29 Pembroke Dr MARONG 3515	\$143,000	15/01/2020

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:

20/05/2020 12:21



Property Type:
Agent Comments

Indicative Selling Price
\$150,000
Median Land Price
20/05/2019 - 19/05/2020: \$137,000

Comparable Properties

23 Pembroke Dr MARONG 3515 (VG)

Agent Comments



Price: \$143,000
Method: Sale
Date: 18/12/2019
Property Type: Land

41 Pembroke Dr MARONG 3515 (VG)

Agent Comments



Price: \$143,000
Method: Sale
Date: 25/02/2020
Property Type: Land
Land Size: 718 sqm approx

29 Pembroke Dr MARONG 3515 (VG)

Agent Comments



Price: \$143,000
Method: Sale
Date: 15/01/2020
Property Type: Land
Land Size: 724 sqm approx