

\$540

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

17 Thomas Drive, Marong 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 \$520,000 & \$540,000

Median sale price

Median price \$ 522,500

Property type Residential

Suburb Marong

Period - From 30.09.2020

to 30.09.2021

Source Realestate.com

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 property	Price	Date of sale
19 Thomas Drive, Marong	\$535,000	13.05.2021
38 Ormond Drive, Marong	\$560,000	12.04.2021
14 Erindale Way, Marong	\$530,000	22.09.2021

This Statement of Information was prepared on: 29.10.2021