

# 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

27 Dorset Drive, Marong Vic 3515

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$675,000

### Median sale price

Median price \$670,000 Property Type House Suburb Marong

Period - From 01/07/2021 to 30/06/2022 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	14 Antrim St MARONG 3515	\$675,000	18/06/2022
2	2 Jean Ct MARONG 3515	\$675,000	22/12/2021
3	23 Dorset Dr MARONG 3515	\$670,000	10/06/2022

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:

18/07/2022 11:34



3 2 3

**Property Type:** House  
**Land Size:** 719 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$675,000  
**Median House Price**  
Year ending June 2022: \$670,000

## Comparable Properties



**14 Antrim St MARONG 3515 (REI)**

**Agent Comments**

3 2 4

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 18/06/2022  
**Property Type:** House  
**Land Size:** 700 sqm approx



**2 Jean Ct MARONG 3515 (VG)**

**Agent Comments**

3 - -

**Price:** \$675,000  
**Method:** Sale  
**Date:** 22/12/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 678 sqm approx



**23 Dorset Dr MARONG 3515 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 10/06/2022  
**Property Type:** House  
**Land Size:** 707 sqm approx