# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	27 Dorset Drive, Marong Vic 3515
Including suburb or	_
locality and postcode	

#### Indicative selling price

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

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

#### Median sale price

Median price	\$670,000	Pro	perty 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.

Ad	dress 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

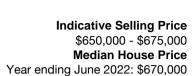
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	18/07/2022 11:34





Justin Pell C.A.R. 0408 949 775 justin@dck.com.au







Property Type: House Land Size: 719 sqm approx

**Agent Comments** 

# Comparable Properties



14 Antrim St MARONG 3515 (REI)





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



2 Jean Ct MARONG 3515 (VG)



Method: Sale Date: 22/12/2021

Price: \$675,000

Property Type: House (Previously Occupied -

Detached)

Land Size: 678 sqm approx

Agent Comments



23 Dorset Dr MARONG 3515 (REI/VG)





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

Account - Dungey Carter Ketterer | P: 03 5440 5000



