

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

36 Ocean Park Drive, Marengo VIC 3233

Indicative selling price

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

Range Price \$1,300,000 to \$1,400,000

Median sale price

Median price

\$1,000,000

Property type

House

Suburb

Marengo VIC 3233

Period - From

08.09.2020

to

08.09.2021

Source

Realestate.com.au

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
1. 9 Galbraith Way Marengo	\$1,200,000	19.05.2021
2. 13 Ocean Park Drive Marengo	\$1,420,000	11.05.2021
3. 16 Newcombe Street Marengo	\$1,230,000	08.05.2021

This Statement of Information was prepared on: 008.09.2021