

# 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

3 Grafton Way, 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 \$580,000 & \$620,000

### Median sale price

Median price \$481,000 Property Type House Suburb Marong

Period - From 26/07/2020 to 25/07/2021 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	20 Antrim St MARONG 3515	\$595,000	25/03/2021
2	8 Brampton Way MARONG 3515	\$600,000	14/03/2021
3	42 Eden Way MAIDEN GULLY 3551	\$605,000	07/10/2020

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:

26/07/2021 16:36

3 Grafton Way, Marong Vic 3515



Justin Pell C.A.R.  
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**Property Type:** Land  
**Land Size:** 704 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median House Price**  
26/07/2020 - 25/07/2021: \$481,000

## Comparable Properties

20 Antrim St MARONG 3515 (VG)

**Agent Comments**

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**Price:** \$595,000  
**Method:** Sale  
**Date:** 25/03/2021  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx

8 Brampton Way MARONG 3515 (VG)

**Agent Comments**

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**Price:** \$600,000  
**Method:** Sale  
**Date:** 14/03/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 641 sqm approx



42 Eden Way MAIDEN GULLY 3551 (VG)

**Agent Comments**

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**Price:** \$605,000  
**Method:** Sale  
**Date:** 07/10/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 701 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.