

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

16 Hills Road, Marong Vic 3515

Indicative selling price

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

Single price

\$749,000

Median sale price

Median price

\$630,000

Property Type

House

Suburb

Marong

Period - From

12/04/2021

to

11/04/2022

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	19 Malone Park Rd MARONG 3515	\$800,000	23/11/2021
2	5 Pembroke Dr MARONG 3515	\$750,000	23/12/2021
3	12 Eden Way MAIDEN GULLY 3551	\$720,000	14/05/2021

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:

12/04/2022 17:24



Property Type: Land
Land Size: 896 sqm approx
Agent Comments

Indicative Selling Price
\$749,000

Median House Price
12/04/2021 - 11/04/2022: \$630,000

Comparable Properties



19 Malone Park Rd MARONG 3515 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 23/11/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 836 sqm approx

5 Pembroke Dr MARONG 3515 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 23/12/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 819 sqm approx



12 Eden Way MAIDEN GULLY 3551 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 14/05/2021
Property Type: House
Land Size: 700 sqm approx