

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

8 Newcombe Street Marengo VIC 3233

Indicative selling price

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

Single Price

\$795,000

Median sale price

Median price N/A Property type *HOUSE* Suburb Marengo VIC 3233

Period - From 15.01.2024 to 15.01.2025 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. 2 Newcombe Street Marengo	\$870,000	21.08.2023
2. 16 Ferrier Drive Marengo	\$965,000	16.11.2023
3. 7 Galbraith Way Marengo	\$710,000	17.06.2024

This Statement of Information was prepared on: 15.01.2025