

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

18 Hills Road, Marong Vic 3515

Indicative selling price

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

Range between \$740,000 & \$760,000

Median sale price

Median price \$670,000 Property Type House Suburb Marong

Period - From 01/04/2022 to 31/03/2023 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	16 Hills Rd MARONG 3515	\$747,000	24/04/2022
2	65 Pembroke Dr MARONG 3515	\$725,000	08/02/2023
3	23 Leslie St MARONG 3515	\$720,000	01/06/2022

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:

14/06/2023 14:38



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Property Type: Land
Land Size: 900 sqm approx
Agent Comments

Indicative Selling Price
 \$740,000 - \$760,000
Median House Price
 Year ending March 2023: \$670,000

Comparable Properties



16 Hills Rd MARONG 3515 (REI/VG)

Agent Comments

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Price: \$747,000
Method: Private Sale
Date: 24/04/2022
Property Type: House
Land Size: 896 sqm approx



65 Pembroke Dr MARONG 3515 (REI/VG)

Agent Comments

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Price: \$725,000
Method: Private Sale
Date: 08/02/2023
Property Type: House
Land Size: 760 sqm approx



23 Leslie St MARONG 3515 (REI/VG)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 01/06/2022
Property Type: House
Land Size: 500 sqm approx

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