

# STATEMENT OF INFORMATION

9 OAKBANK PLACE, MARONG, VIC 3515

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 OAKBANK PLACE, MARONG, VIC 3515**

 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$340,000 to \$355,000**

Provided by: Kylee McCalman, Professionals Bendigo

## SUBURB MEDIAN



**MARONG, VIC, 3515**

**Suburb Median Sale Price (House)**

**\$371,250**

01 April 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**17 EVERMORE DR, MARONG, VIC 3515**

 4  2  2

**Sale Price**

**\$387,500**

Sale Date: 12/10/2016

Distance from Property: 237m



**12 THOMAS DR, MARONG, VIC 3515**

 4  2  2

**Sale Price**

**\$355,000**

Sale Date: 22/02/2016

Distance from Property: 927m



**JORDAN LANE, MARONG, VIC 3515**

 3  2  2

**Sale Price**

**\$330,000**

Sale Date: 18/02/2016

Distance from Property: 962m



This report has been compiled on 18/05/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

9 OAKBANK PLACE, MARONG, VIC 3515

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$340,000 to \$355,000

Median sale price

Median price

\$371,250

House

X

Unit

Suburb

MARONG

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

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

17 EVERMORE DR, MARONG, VIC 3515	\$387,500	12/10/2016
12 THOMAS DR, MARONG, VIC 3515	\$355,000	22/02/2016
JORDAN LANE, MARONG, VIC 3515	\$330,000	18/02/2016