

## 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 and  
postcode

10 FALLS STREET MARONG VIC 3515

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Marong

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

11 DORSET DRIVE MARONG VIC 3515	\$640,000	05-Dec-24
6 KULIN COURT MARONG VIC 3515	\$635,000	08-Dec-24
3 NORMAN WAY MARONG VIC 3515	\$640,000	15-Nov-24

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.~~

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**11 DORSET DRIVE MARONG VIC 3515**

Sold Price

**\$640,000**

Sold Date

**05-Dec-24**



3



2



2

Distance

**0.12km**



**6 KULIN COURT MARONG VIC 3515**

Sold Price

**\$635,000**

Sold Date

**08-Dec-24**



1



2



4

Distance

**0.69km**



**3 NORMAN WAY MARONG VIC 3515**

Sold Price

**\$640,000**

Sold Date

**15-Nov-24**



3



2



3

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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