

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

19 Malone Park Road, Marong Vic 3515

Indicative selling price

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

Range between \$495,000 & \$505,000

Median sale price

Median price \$435,000 Property Type House Suburb Marong

Period - From 01/01/2019 to 31/12/2019 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 Emmaline Dr MAIDEN GULLY 3551	\$505,000	15/11/2019
2	81 Landry La MARONG 3515	\$487,500	30/08/2019
3	1 Alana Ct MARONG 3515	\$475,000	17/06/2019

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:

30/01/2020 10:10



Property Type: Land
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price

\$495,000 - \$505,000

Median House Price

Year ending December 2019: \$435,000

Comparable Properties



16 Emmaline Dr MAIDEN GULLY 3551 (REI/VG) **Agent Comments**



Price: \$505,000

Method: Private Sale

Date: 15/11/2019

Rooms: 6

Property Type: House

Land Size: 2491 sqm approx



81 Landry La MARONG 3515 (REI/VG)

Agent Comments



Price: \$487,500

Method: Private Sale

Date: 30/08/2019

Rooms: 5

Property Type: House

Land Size: 754 sqm approx



1 Alana Ct MARONG 3515 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 17/06/2019

Property Type: House

Land Size: 742 sqm approx