

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

22 Ormond Drive, Marong Vic 3515

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$393,000 House ☒ Unit ☐ Suburb or locality Marong

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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	6 Evermore Dr MARONG 3515	\$392,500	11/09/2017
2	3 Mckimmie Rd MARONG 3515	\$387,500	30/07/2018
3	15 Evermore Dr MARONG 3515	\$380,000	27/08/2017

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Comparable Properties

6 Evermore Dr MARONG 3515 (VG)

Agent Comments



Price: \$392,500
Method: Sale
Date: 11/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 750 sqm approx

3 Mckimmie Rd MARONG 3515 (VG)

Agent Comments



Price: \$387,500
Method: Sale
Date: 30/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 732 sqm approx



15 Evermore Dr MARONG 3515 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 27/08/2017
Rooms: -
Property Type: House
Land Size: 647 sqm approx