

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

27 Dorset Drive, Marong Vic 3515

Indicative selling price

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

Range between \$650,000 & \$675,000

Median sale price

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

Period - From 01/07/2021 to 30/06/2022 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	14 Antrim St MARONG 3515	\$675,000	18/06/2022
2	2 Jean Ct MARONG 3515	\$675,000	22/12/2021
3	23 Dorset Dr MARONG 3515	\$670,000	10/06/2022

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:

18/07/2022 11:34



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Property Type: House
Land Size: 719 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$675,000
Median House Price
Year ending June 2022: \$670,000

Comparable Properties



14 Antrim St MARONG 3515 (REI)

Agent Comments

3 2 4

Price: \$675,000
Method: Private Sale
Date: 18/06/2022
Property Type: House
Land Size: 700 sqm approx



2 Jean Ct MARONG 3515 (VG)

Agent Comments

3 - -

Price: \$675,000
Method: Sale
Date: 22/12/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 678 sqm approx



23 Dorset Dr MARONG 3515 (REI/VG)

Agent Comments

4 2 4

Price: \$670,000
Method: Private Sale
Date: 10/06/2022
Property Type: House
Land Size: 707 sqm approx