

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

3 Grafton Way, Marong Vic 3515

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$481,000 Property Type House Suburb Marong

Period - From 26/07/2020 to 25/07/2021 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	20 Antrim St MARONG 3515	\$595,000	25/03/2021
2	8 Brampton Way MARONG 3515	\$600,000	14/03/2021
3	42 Eden Way MAIDEN GULLY 3551	\$605,000	07/10/2020

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:

26/07/2021 16:36



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Property Type: Land
Land Size: 704 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median House Price
26/07/2020 - 25/07/2021: \$481,000

Comparable Properties

20 Antrim St MARONG 3515 (VG)

Agent Comments

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Price: \$595,000
Method: Sale
Date: 25/03/2021
Property Type: House (Res)
Land Size: 720 sqm approx

8 Brampton Way MARONG 3515 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 14/03/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 641 sqm approx



42 Eden Way MAIDEN GULLY 3551 (VG)

Agent Comments

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Price: \$605,000
Method: Sale
Date: 07/10/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 701 sqm approx