

## 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

14 DORSET DRIVE MARONG VIC 3515

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Marong

Period-from

01 Apr 2023

to

31 Mar 2024

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

8 AMANDA DRIVE MAIDEN GULLY VIC 3551	\$680,000	31-May-23
21 CABERNET DRIVE MAIDEN GULLY VIC 3551	\$730,000	08-Mar-24
11 BALMORAL DRIVE GOLDEN SQUARE VIC 3555	\$720,000	22-Oct-23

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: 17 April 2024



## 8 AMANDA DRIVE MAIDEN GULLY VIC 3551

3 2 2

Sold Price

**\$680,000**

Sold Date

**31-May-23**

Distance

**5.82km**



## 21 CABERNET DRIVE MAIDEN GULLY VIC 3551

4 2 2

Sold Price

**\$730,000**

Sold Date

**08-Mar-24**

Distance

**5.87km**



## 11 BALMORAL DRIVE GOLDEN SQUARE VIC 3555

4 2 2

Sold Price

**\$720,000**

Sold Date

**22-Oct-23**

Distance

**9.25km**



## 31 NORELLE CRESCENT GOLDEN SQUARE VIC 3555

4 2 2

Sold Price

**\$730,000**

Sold Date

**07-Jul-23**

Distance

**9.79km**



## 119A VICTORIA STREET EAGLEHAWK VIC 3556

3 2 2

Sold Price

Sold Date

**14-Jul-23**

Distance

**9.95km**

RS = Recent sale

UN = Undisclosed Sale

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