

## 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

18 FALLS STREET 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

\$660,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Marong

Period-from

01 Jul 2023

to

30 Jun 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

10 ANTRIM STREET MARONG VIC 3515	\$650,000	08-Jun-24
33 PEMBROKE DRIVE MARONG VIC 3515	\$655,000	28-Mar-24
28 OSCAR DRIVE MARONG VIC 3515	\$660,000	28-Jun-24

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: 05 July 2024



**10 ANTRIM STREET MARONG VIC  
3515**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **08-Jun-24**

 4  2  2

Distance **0.12km**



**33 PEMBROKE DRIVE MARONG VIC  
3515**

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date **28-Mar-24**

 4  2  2

Distance **0.13km**



**28 OSCAR DRIVE MARONG VIC  
3515**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date **28-Jun-24**

 4  2  2

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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