

## 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

462 MARLO PLAINS ROAD MARLO VIC 3888

### 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

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Business

Suburb

Marlo

Period-from

01 Feb 2023

to

31 Jan 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

455 MARLO-CABBAGE TREE ROAD MARLO VIC 3888	\$700,000	06-Feb-21
686 CABBAGE TREE-CONRAN ROAD MARLO VIC 3888	\$728,000	21-Jan-21

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: 21 February 2024



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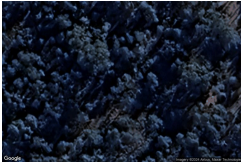
E [denise@deniselynnrealestate.com](mailto:denise@deniselynnrealestate.com)



**455 MARLO-CABBAGE TREE ROAD** Sold Price **\$700,000** Sold Date **06-Feb-21**  
**MARLO VIC 3888**

4 2 8

Distance **5.03km**



**686 CABBAGE TREE-CONRAN** Sold Price **\$728,000** Sold Date **21-Jan-21**  
**ROAD MARLO VIC 3888**

4 2 2

Distance **5.8km**

RS = Recent sale

UN = Undisclosed Sale

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