

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

8 Moretti Court, Marshall

Indicative selling price

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

Single price \$* or range between \$590,000 & \$610,000

Median sale price

Median price \$627,500 Property type Residential House Suburb Marshall

Period - From July 2023 to July 2024 Source Realestate.com.au

Comparable property sales

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
46-48 Macfarlane St, Marshall	\$600,000	15/04/2024
36 Drews Rd, Marshall	\$585,000	16/03/2024
15-16 Carlina Crt, Marshall	\$648,000	10/05/2024

This Statement of Information was prepared on: 08/07/2024