

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

7 ANTRIM STREET MARONG VIC 3515

Indicative selling price

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

Single Price or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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 |
|----------------------------------|-----------|--------------|
| 5 PEMBROKE DRIVE MARONG VIC 3515 | \$750,000 | 23-Dec-21 |
| 16 HILLS ROAD MARONG VIC 3515 | \$747,000 | 24-Apr-22 |
| | | |

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: 14 June 2023

**5 PEMBROKE DRIVE MARONG VIC 3515**4  2  2 

Sold Price

\$750,000

Sold Date

23-Dec-21

Distance

0.21km**16 HILLS ROAD MARONG VIC 3515**4  2  2 

Sold Price

\$747,000

Sold Date

24-Apr-22

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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