Amber Noseda
03 5237 7366
0419 540 365
amber@gopapollobay.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24 Harrison Street, Marengo Vic 3233

Indicative selling price

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

Single price	$825,000

Median sale price*

Median price		~~House~~		~~Unit~~		Suburb	Marengo
Period - From		to		Source			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	13 Harrison St MARENGO 3233	$790,000	10/08/2017
2	18a Casino Av APOLLO BAY 3233	$752,000	13/11/2017
3	9 Panorama Cr MARENGO 3233	$750,000	31/01/2018

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

24 Harrison Street, Marengo Vic 3233

Amber Noseda
03 5237 7366
0419 540 365
amber@gopapollobay.com.au



3 2 2

Rooms:
Property Type: Townhouse (Single)
Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price
$825,000
No median price available

Comparable Properties



13 Harrison St MARENGO 3233 (REI/VG)

4 3 2

Price: $790,000
Method: Private Sale
Date: 10/08/2017
Rooms: 7
Property Type: House
Land Size: 578 sqm approx

Agent Comments



18a Casino Av APOLLO BAY 3233 (REI/VG)

3 2 2

Price: $752,000
Method: Private Sale
Date: 13/11/2017
Rooms: 5
Property Type: House
Land Size: 294 sqm approx

Agent Comments



9 Panorama Cr MARENGO 3233 (REI)

3 2 4

Price: $750,000
Method: Private Sale
Date: 31/01/2018
Rooms: 5
Property Type: House

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.