

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 or locality and postcode)

13 Grayton St, Marong VIC 3515

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$420,000 & \$440,000

Median sale price

Property Type: House

Suburb: Marong

Period – From: Oct 2019

to: Sept 2020

Median Price: \$435,000

Source: Corelogic

Comparable Property Sales

These are the three properties sold within 1 kilometre 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
7 Erindale Way, Marong VIC 3515	\$420,000	21/10/2020
24 Ormond Dr, Marong VIC 3515	\$431,000	23/09/2020
12 Ormond Dr, Marong VIC 3515	\$418,000	17/09/2020

This statement of Information was prepared on: 07/01/2021