



## **STATEMENT OF INFORMATION**

16 THOMAS DRIVE, MARONG, VIC 3515

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 THOMAS DRIVE, MARONG, VIC 3515**

 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$390,000 to \$420,000**

Provided by: Danny Crowle, Bendigo Property Plus

## MEDIAN SALE PRICE



**MARONG, VIC, 3515**

Suburb Median Sale Price (House)

**\$371,250**

01 April 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**41 EVERMORE DR, MARONG, VIC 3515**

 4  2  2

**Sale Price**

**\$420,000**

Sale Date: 07/10/2015

Distance from Property: 1km



**9 ERINDALE WAY, MARONG, VIC 3515**

 4  2  2

**Sale Price**

**\$367,500**

Sale Date: 24/09/2015

Distance from Property: 939m



**68 HIGH ST, MARONG, VIC 3515**

 4  2  2

**Sale Price**

**\$430,000**

Sale Date: 22/09/2015

Distance from Property: 401m



This report has been compiled on 26/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16 THOMAS DRIVE, MARONG, VIC 3515

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$390,000 to \$420,000

### Median sale price

Median price

\$371,250

House

Unit

Suburb

MARONG

Period

01 April 2016 to 31 March 2017

Source



### Comparable property sales

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
41 EVERMORE DR, MARONG, VIC 3515	\$420,000	07/10/2015
9 ERINDALE WAY, MARONG, VIC 3515	\$367,500	24/09/2015
68 HIGH ST, MARONG, VIC 3515	\$430,000	22/09/2015