

STATEMENT OF INFORMATION

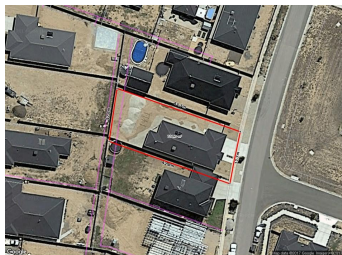
16 PEMBERTON WAY, MARONG, VIC 3515

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 PEMBERTON WAY, MARONG, VIC 3515  -  -  -

Indicative Selling Price

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

Price Range: \$390,000 to \$415,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



MARONG, VIC, 3515

Suburb Median Sale Price (House)

\$400,000

01 July 2016 to 30 June 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.



4 JEAN CRT, MARONG, VIC 3515

 4  2  3

Sale Price

\$405,000

Sale Date: 29/06/2014

Distance from Property: 858m



9 ERINDALE WAY, MARONG, VIC 3515

 4  2  2

Sale Price

\$367,500

Sale Date: 24/09/2015

Distance from Property: 314m



41 EVERMORE DR, MARONG, VIC 3515

 4  2  2

Sale Price

\$420,000

Sale Date: 07/10/2015

Distance from Property: 174m



This report has been compiled on 24/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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18 THOMAS DR, MARONG, VIC 3515

 3  2  2

Sale Price

\$315,000

Sale Date: 08/01/2016

Distance from Property: 959m



12 THOMAS DR, MARONG, VIC 3515

 4  2  2

Sale Price

\$355,000

Sale Date: 22/02/2016

Distance from Property: 900m



8 EVERMORE DR, MARONG, VIC 3515

 4  2  2

Sale Price

\$390,000

Sale Date: 21/04/2016

Distance from Property: 481m



17 EVERMORE DR, MARONG, VIC 3515

 4  2  2

Sale Price

\$387,500

Sale Date: 12/10/2016

Distance from Property: 378m



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 PEMBERTON WAY, MARONG, VIC 3515

Indicative selling price

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

Price Range:

\$390,000 to \$415,000

Median sale price

Median price

\$400,000

House

X

Unit


Suburb

MARONG

Period

01 July 2016 to 30 June 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
4 JEAN CRT, MARONG, VIC 3515	\$405,000	29/06/2014
9 ERINDALE WAY, MARONG, VIC 3515	\$367,500	24/09/2015
41 EVERMORE DR, MARONG, VIC 3515	\$420,000	07/10/2015
18 THOMAS DR, MARONG, VIC 3515	\$315,000	08/01/2016

12 THOMAS DR, MARONG, VIC 3515	\$355,000	22/02/2016
8 EVERMORE DR, MARONG, VIC 3515	\$390,000	21/04/2016
17 EVERMORE DR, MARONG, VIC 3515	\$387,500	12/10/2016