

# STATEMENT OF INFORMATION

2-4 FLETCHERS CREEK ROAD, MARONG, VIC 3515

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2-4 FLETCHERS CREEK ROAD, MARONG,  3  1  -

### Indicative Selling Price

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

Price Range: **\$480,000 to \$500,000**

## MEDIAN SALE PRICE



### MARONG, VIC, 3515

Suburb Median Sale Price (House)

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



### 6 HILLS RD, MARONG, VIC 3515

 4  2  2

Sale Price

**\*\$530,000**

Sale Date: 21/03/2018

Distance from Property: 322m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2-4 FLETCHERS CREEK ROAD, MARONG, VIC 3515

### Indicative selling price

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Price Range: \$480,000 to \$500,000

### Median sale price

Median price

House

Unit

Suburb

MARONG

Period

01 April 2017 to 31 March 2018

Source



### Comparable property sales

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.

**Address of comparable property**

**Price**

**Date of sale**

6 HILLS RD, MARONG, VIC 3515

\*\$530,000

21/03/2018