

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

8 Ferrier Drive Marengo VIC 3233

Indicative selling price

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

Range Price

\$695,000 to
\$745,000

Median sale price

Median price \$1,270,000 Property type *HOUSE* Suburb Marengo VIC 3233

Period - From 19.02.2025 to 19.02.2026 Source Realestate.com.au

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
1. 55 Costin Street Apollo Bay	\$715,000	17.07.2025
2. 45 Costin Street Apollo Bay	\$655,000	17.03.2025
3. 20 Cawood Street Apollo Bay	\$725,000	06.02.2025

This Statement of Information was prepared on: 19.02.2026