

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

19/38 Falls Road, Marysville Vic 3779

Indicative selling price

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

Single price

\$355,000

Median sale price*

Median price

Property Type

Suburb

Marysville

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	23 Allison Cr MARYSVILLE 3779	\$420,000	05/06/2019
2	16 Kings Rd MARYSVILLE 3779	\$365,000	05/09/2018
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

19/09/2019 10:28

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

19/38 Falls Road, Marysville Vic 3779

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Indicative Selling Price

\$355,000

No median price available



 2  1  2

Property Type: Villa

Agent Comments

Comparable Properties



23 Allison Cr MARYSVILLE 3779 (VG)

Agent Comments

 2  -  -

Price: \$420,000

Method: Sale

Date: 05/06/2019

Property Type: House (Res)

Land Size: 900 sqm approx



16 Kings Rd MARYSVILLE 3779 (VG)

Agent Comments

 3  -  -

Price: \$365,000

Method: Sale

Date: 05/09/2018

Property Type: House (Res)

Land Size: 973 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Professionals Marysville | P: 03 5963 4491 | F: 03 5963 4493



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.