

## 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

24 Allison Crescent, Marysville Vic 3779

#### Indicative selling price

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

Single price

\$165,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

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 | 4 Barton Av MARYSVILLE 3779    | \$166,200 | 03/06/2017   |
| 2 | 10 Barton Av MARYSVILLE 3779   | \$162,500 | 01/11/2016   |
| 3 | 46 Falls Rd MARYSVILLE 3779    | \$146,500 | 16/06/2017   |

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.~~

\* 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.

24 Allison Crescent, Marysville Vic 3779

Jenny Pullen

5963 3491

0408 100 590

jenny@professionalsmarysville.com.au

**Indicative Selling Price**

\$165,000

**No median price available**



**Rooms:**

**Property Type:** Land

**Land Size:** 900 sqm approx

**Agent Comments**

## Comparable Properties



**4 Barton Av MARYSVILLE 3779 (VG)**

**Agent Comments**



**Price:** \$166,200

**Method:** Sale

**Date:** 03/06/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 1000 sqm approx



**10 Barton Av MARYSVILLE 3779 (REI/VG)**

**Agent Comments**



**Price:** \$162,500

**Method:** Private Sale

**Date:** 01/11/2016

**Rooms:** 1

**Property Type:** Land

**Land Size:** 1102 sqm approx



**46 Falls Rd MARYSVILLE 3779 (REI/VG)**

**Agent Comments**



**Price:** \$146,500

**Method:** Private Sale

**Date:** 16/06/2017

**Rooms:** 1

**Property Type:** Land

**Land Size:** 1172 sqm approx