

## 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

37 Sands Road, 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

\$495,000

#### Median sale price\*

Median price

\$461,666

House

X

Unit

Suburb or locality

Marysville

Period - From

11/01/2018

to

02/09/2018

Source

pdol

#### 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	49 Sands Rd MARYSVILLE 3779	\$485,000	03/06/2018
2	1 Gould Tce MARYSVILLE 3779	\$470,000	02/09/2018
3	3 Crosscut Ct MARYSVILLE 3779	\$430,000	11/01/2018

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.~~

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

37 Sunds Road, Marysville Vic 3779

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**Indicative Selling Price**

\$495,000

**Median House Price \***

11/01/2018 - 02/09/2018: \$461,666

\* Agent calculated median based on 3 sales



**Rooms:**

**Property Type:** Land

**Land Size:** 2245 sqm approx

**Agent Comments**

## Comparable Properties



**49 Sunds Rd MARYSVILLE 3779 (VG)**

**Agent Comments**



**Price:** \$485,000

**Method:** Sale

**Date:** 03/06/2018

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1351 sqm approx



**1 Gould Tce MARYSVILLE 3779 (VG)**

**Agent Comments**



**Price:** \$470,000

**Method:** Sale

**Date:** 02/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1002 sqm approx



**3 Crosscut Ct MARYSVILLE 3779 (VG)**

**Agent Comments**



**Price:** \$430,000

**Method:** Sale

**Date:** 11/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1010 sqm approx