Statement of Information

jenny@professionalsmarysville.com.au

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	37 Sunds Road, Marysville Vic 3779
Including suburb or	•
locality andpostcode	

Indicative selling price

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

Single price \$495,000

Median sale price*

Median price	\$461,666	Hou	ıse	Х	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 Sunds Rd MARYSVILLE 3779 \$485,000 03/06/2018 2 1 Gould Tce MARYSVILLE 3779 \$470,000 02/09/2018

OR

3

- 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.

Account - Professionals Marysville | P: 03 5963 4491 | F: 03 5963 4493 Generated: 18/02/2019 12:28





3 Crosscut Ct MARYSVILLE 3779

\$430,000

11/01/2018









Rooms:

Property Type: Land

Land Size: 2245 sqm approx

Agent Comments

Jenny Pullen 5963 3491 0408 100 590 jenny@professionalsmarysville.com.au

> **Indicative Selling Price** \$495,000

Median House Price *

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

* Agent calculated median based on 3 sales

Comparable Properties



49 Sunds Rd MARYSVILLE 3779 (VG)





Price: \$485.000 Method: Sale Date: 03/06/2018

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 1351 sqm approx

Agent Comments



1 Gould Tce MARYSVILLE 3779 (VG)

--3





Price: \$470.000 Method: Sale Date: 02/09/2018

Rooms: -

Property Type: House (Res) Land Size: 1002 sqm approx **Agent Comments**



3 Crosscut Ct MARYSVILLE 3779 (VG)

-3





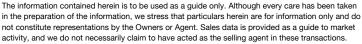
Price: \$430,000 Method: Sale Date: 11/01/2018 Rooms: -

Property Type: House (Res) Land Size: 1010 sqm approx **Agent Comments**

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







Generated: 18/02/2019 12:28