

# 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

121 The Eagles Nest 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 \$560,000

### Median sale price\*

Median price

Property Type

Suburb

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	Maroondah Hwy BUXTON 3711	\$840,000	12/11/2020
2	52 Maryton La MARYSVILLE 3779	\$490,000	29/10/2020
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:

22/04/2021 14:21

\* 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.

121 The Eagles Nest Road, Marysville Vic 3779



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**Property Type:** Hobby Farm < 20 ha

**Land Size:** 59370 sqm approx

Agent Comments

**Indicative Selling Price**

\$560,000

**No median price available**

## Comparable Properties

**Maroondah Hwy BUXTON 3711 (VG)**

Agent Comments

- -

**Price:** \$840,000

**Method:** Sale

**Date:** 12/11/2020

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 104400 sqm approx



**52 Maryton La MARYSVILLE 3779 (VG)**

Agent Comments

- -

**Price:** \$490,000

**Method:** Sale

**Date:** 29/10/2020

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 68376 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