

# 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

4/120 Falls 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

\$465,000

Property Type

House

Suburb

Marysville

Period - From

19/03/2020

to

18/03/2021

Source

REIV

### 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 18 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	1 Barton Av MARYSVILLE 3779	\$498,000	22/07/2020
2	59 Murchison St MARYSVILLE 3779	\$477,500	02/12/2020
3	43 Sedgwick St MARYSVILLE 3779	\$475,000	21/09/2020

**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 18 months.~~

This Statement of Information was prepared on:

19/03/2021 14:04

4/120 Falls Road, Marysville Vic 3779

Jenny Pullen  
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3 bedrooms - 1 bathroom - 1 car

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$560,000

**Median House Price**  
19/03/2020 - 18/03/2021: \$465,000

## Comparable Properties

1 Barton Av MARYSVILLE 3779 (VG)

**Agent Comments**

3 bedrooms - 1 bathroom - 1 car

**Price:** \$498,000  
**Method:** Sale  
**Date:** 22/07/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 900 sqm approx



59 Murchison St MARYSVILLE 3779 (REI/VG)

**Agent Comments**

2 bedrooms - 1 bathroom - 4 cars

**Price:** \$477,500  
**Method:** Private Sale  
**Date:** 02/12/2020  
**Property Type:** House  
**Land Size:** 1038 sqm approx

43 Sedgwick St MARYSVILLE 3779 (VG)

**Agent Comments**

4 bedrooms - 1 bathroom - 1 car

**Price:** \$475,000  
**Method:** Sale  
**Date:** 21/09/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1093 sqm approx

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