

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17/38 Falls Road, Marysville Vic 3779

Indicative selling price

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

Single price

\$395,000

Median sale price*

Median price

House

Unit

Suburb

Marysville

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

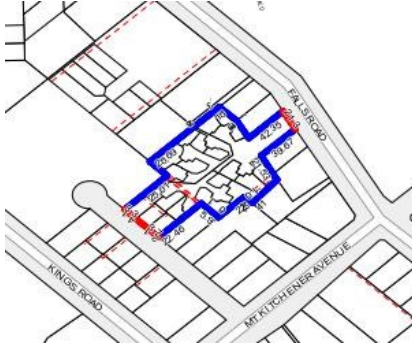
	Address of comparable property	Price	Date of sale
1			
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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.

17/38 Falls Road, Marysville Vic 3779



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$395,000
No median price available

Comparable Properties



34 Falls Rd MARYSVILLE 3779 (VG)

Agent Comments



Price: \$387,500
Method: Sale
Date: 06/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 1000 sqm approx



52 Falls Rd MARYSVILLE 3779 (VG)

Agent Comments



Price: \$365,000
Method: Sale
Date: 22/01/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 550 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.