

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

18 Hill Street, Marysville Vic 3779

Indicative selling price

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

Range between

\$720,000

&

\$750,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Marysville

Period - From

07/03/2023

to

06/03/2024

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	11 Lady Talbot Dr MARYSVILLE 3779	\$790,000	12/07/2023
2	81 Falls Rd MARYSVILLE 3779	\$760,000	23/01/2024
3	19 Allison Cr MARYSVILLE 3779	\$750,000	18/12/2023

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:

07/03/2024 10:43

Jane Nunn
9730 2333
0432 375 940
jane@integrityrealestate.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$750,000
Median House Price
07/03/2023 - 06/03/2024: \$740,000

Comparable Properties

11 Lady Talbot Dr MARYSVILLE 3779 (VG) Agent Comments



Price: \$790,000
Method: Sale
Date: 12/07/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 3300 sqm approx



81 Falls Rd MARYSVILLE 3779 (REI) Agent Comments



Price: \$760,000
Method: Private Sale
Date: 23/01/2024
Property Type: House
Land Size: 8093.72 sqm approx



19 Allison Cr MARYSVILLE 3779 (REI/VG) Agent Comments



Price: \$750,000
Method: Private Sale
Date: 18/12/2023
Property Type: House
Land Size: 944 sqm approx