

Statement of Information

Sections 47AF of the Estate Agents Act 1980

5 Werner Avenue,
MARSHALL 3216

Indicative selling price

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

Range \$445,000 - \$485,000

Median sale price

Median **House** for **MARSHALL** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$422,000

Comparable property sales

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 the most comparable to the property for sale.

4 Nikola Court,
Marshall 3216

Price **\$460,000** Sold 31 July 2017

13 Werner Avenue,
Marshall 3216

Price **\$469,000** Sold 09 May 2017

10 Werner Avenue,
Marshall 3216

Price **\$472,500** Sold 07 September 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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