

Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Leghorn Way,
MARSHALL 3216

Indicative selling price

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

Range \$399,000 - \$435,000

Median sale price

Median **House** for **MARSHALL** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$416,375

Comparable property sales

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 the most comparable to the property for sale.

24 Drews Road,
MARSHALL 3216

Price **\$415,000** Sold 09 October 2017

33 Marvins Place ,
MARSHALL 3216

Price **\$400,000** Sold 08 May 2017

24 Werner Ave,
MARSHALL 3216

Price **\$434,000** Sold 26 February 2017

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

3 beds

2 baths

1 parking

Contact agents

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**Team 3216 Pty Ltd t/as
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