

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7-9 Tannery Road, MARSHALL 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$800,000 - \$850,000**

### Median sale price

Median **House** for **MARSHALL** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$465,000**

### 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.

**209 Bailey Street,**  
Grovedale 3216

**Price \$700,000** Sold 05 May  
2018

**6 Freeman Court,**  
St Albans Park 3219

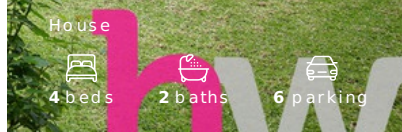
**Price \$714,500** Sold 15  
November 2018

**6 Freeman Court,**  
St Albans Park 3219

**Price \$714,500** Sold 15  
November 2018

### 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.



### Team 3220 Pty Ltd t/as Hayeswinckle Agent

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents



**Michelle Winckle**

03 5241 1488  
0416 1179 78

[michelle.winckle@hayeswinckle.com.au](mailto:michelle.winckle@hayeswinckle.com.au)



**Keith Fisher**

03 5241 1488  
0408 944 728

[keith.fisher@hayeswinckle.com.au](mailto:keith.fisher@hayeswinckle.com.au)

[ **hayeswinckle** ]