

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 and
postcode

15 Mt Kitchener Avenue Marysville VIC 3779

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Marysville

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

74 Falls Road Marysville VIC 3779	\$205,000	26-Feb-21
22 Gould Terrace Marysville VIC 3779	\$220,000	25-Mar-21
9 Old Melbourne Road Marysville VIC 3779	-	12-Feb-21

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: 23 May 2021


74 Falls Road Marysville VIC 3779

Sold Price

\$205,000

Sold Date

26-Feb-21


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Distance

0.28km

22 Gould Terrace Marysville VIC 3779

Sold Price

\$220,000

Sold Date

25-Mar-21


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Distance

0.35km

9 Old Melbourne Road Marysville VIC 3779

Sold Price

^{RS} - ^{UN}

Sold Date

12-Feb-21


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Distance

0.92km
RS = Recent sale

UN = Undisclosed Sale

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