

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Allison Crescent, Marysville Vic 3779

Indicative selling price

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

Single price \$820,000

Median sale price*

Median price

House

Unit

Suburb

Marysville

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

- A*** 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	69 Williams La BUXTON 3711	\$1,295,000	14/04/2017
2	176 Marysville Rd MARYSVILLE 3779	\$765,000	27/02/2017
3	8 Aubrey Cuzens Dr MARYSVILLE 3779	\$655,000	21/07/2017

OR

- B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

8 Allison Crescent, Marysville Vic 3779

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Indicative Selling Price

\$820,000

No median price available



  -  0

Rooms:

Property Type: Land

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



69 Williams La BUXTON 3711 (VG)

Agent Comments

 4  -  -

Price: \$1,295,000

Method: Sale

Date: 14/04/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 42470 sqm approx



176 Marysville Rd MARYSVILLE 3779 (REI/VG) **Agent Comments**

 4  2  4

Price: \$765,000

Method: Private Sale

Date: 27/02/2017

Rooms: 5

Property Type: House

Land Size: 47620 sqm approx



8 Aubrey Cuzens Dr MARYSVILLE 3779 (REI/VG)

Agent Comments

 4  2  -

Price: \$655,000

Method: Private Sale

Date: 21/07/2017

Rooms: 5

Property Type: House

Land Size: 12141 sqm approx