

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 or
locality and postcode

3 Settlers Way, Marysville Vic 3779

Indicative selling price

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

Single price

\$499,950

Median sale price*

Median price

\$483,333

Property Type

House

Suburb

Marysville

Period - From

20/08/2019

to

19/08/2020

Source

REIV

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
1	9 Gould Tce MARYSVILLE 3779	\$590,000	27/08/2019
2	1 Keppels Ct MARYSVILLE 3779	\$450,000	18/03/2020
3	10 Martin Rd MARYSVILLE 3779	\$410,000	18/09/2019

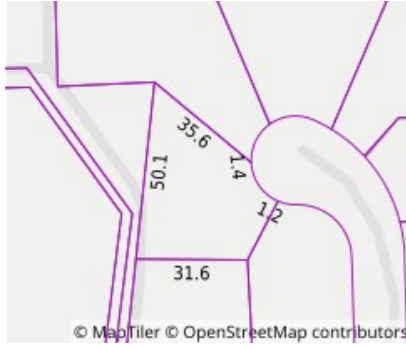
OR

~~**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:

19/08/2020 12:23

3 Settlers Way, Marysville Vic 3779



Property Type: Land
Land Size: 1201 sqm approx
Agent Comments

Indicative Selling Price
\$499,950

Median House Price *
20/08/2019 - 19/08/2020: \$483,333
* Agent calculated median

Comparable Properties

9 Gould Tce MARYSVILLE 3779 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 27/08/2019
Property Type: House (Res)
Land Size: 1523 sqm approx

1 Keppels Ct MARYSVILLE 3779 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 18/03/2020
Property Type: Land
Land Size: 3200 sqm approx

10 Martin Rd MARYSVILLE 3779 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 18/09/2019
Property Type: House (Res)
Land Size: 1457 sqm approx

Account - Professionals Marysville | P: 03 5963 4491 | F: 03 5963 4493



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.