## 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	111 Falls Road, Marysville Vic 3779
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$179,000

#### Median sale price\*

Median price \$179,000	Pro	operty Type	Vacant land		Suburb	Marysville
Period - From 14/08/2019	to	13/08/2020		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

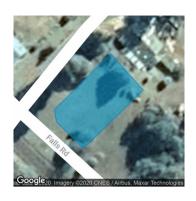
Address of comparable property		Price	Date of sale
1	12 Gould Tce MARYSVILLE 3779	\$180,000	11/10/2019
2	32 Allison Cr MARYSVILLE 3779	\$142,000	17/08/2019
3	6 Allison Cr MARYSVILLE 3779	\$135,000	16/06/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	13/08/2020 13:59











Property Type: Land Land Size: 900 sqm approx Agent Comments

**Indicative Selling Price** \$179,000 **Median Vacant Land Price \*** 14/08/2019 - 13/08/2020: \$179,000 \* Agent calculated median

## Comparable Properties

12 Gould Tce MARYSVILLE 3779 (VG)





**Agent Comments** 

Price: \$180.000 Method: Sale Date: 11/10/2019 Property Type: Land

Land Size: 1000 sqm approx

32 Allison Cr MARYSVILLE 3779 (VG)







Agent Comments

Price: \$142,000 Method: Sale Date: 17/08/2019 Property Type: Land

Land Size: 1101 sqm approx

6 Allison Cr MARYSVILLE 3779 (VG)







**Agent Comments** 

Price: \$135,000 Method: Sale Date: 16/06/2020 Property Type: Land

Land Size: 900 sqm approx

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