

# 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

111 Falls Road, Marysville Vic 3779

### Indicative selling price

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

Single price \$179,000

### Median sale price\*

Median price \$179,000

Property 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	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 comparable properties 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

111 Falls Road, Marysville Vic 3779



**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

**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.