

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

32 Allison Crescent, Marysville Vic 3779

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$147,000

Median sale price

Median price

\$370,000

House

X

Unit

Suburb or locality

Marysville

Period - From

01/07/2016

to

30/06/2017

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 eighteen 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 | 4 Barton Av MARYSVILLE 3779 | \$166,200 | 03/06/2017 |
| 2 | 46 Falls Rd MARYSVILLE 3779 | \$146,500 | 16/06/2017 |
| 3 | 59 Kings Rd MARYSVILLE 3779 | \$140,000 | 13/04/2017 |

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 eighteen months.~~