

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

73 Falls Road, Marysville, Vic 3779

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$220,000 & \$230,000

Median sale price

Median price

\$258,250

Property type

Vacant Land

Suburb

Marysville

Period - From

1/1/20

to

17/2/21

Source

Pricefinder

Comparable property sales

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. 77 Falls Road, Marysville	\$295,000	8/12/20
2. 1 McLean Street, Marysville	\$220,000	8/10/20
3. 13 Old Melbourne Road, Marysville	\$350,000	31/10/20

This Statement of Information was prepared on: 17/2/21