

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

36 Sedgwick Street, Marysville Vic 3779

Indicative selling price

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

Range between \$680,000 & \$690,000

Median sale price

Median price \$498,000 Property Type House Suburb Marysville

Period - From 23/05/2020 to 22/05/2021 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	17 Hill Av MARYSVILLE 3779	\$670,000	23/03/2021
2	39 Sedgwick St MARYSVILLE 3779	\$650,000	15/03/2021
3	75 Murchison St MARYSVILLE 3779	\$640,000	08/12/2020

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:

23/05/2021 11:15

36 Sedgwick Street, Marysville Vic 3779



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Rooms: 4

Property Type: House

Land Size: 2125 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$690,000

Median House Price

23/05/2020 - 22/05/2021: \$498,000

Comparable Properties



17 Hill Av MARYSVILLE 3779 (VG)

Agent Comments

3 - -

Price: \$670,000

Method: Sale

Date: 23/03/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 1900 sqm approx

39 Sedgwick St MARYSVILLE 3779 (VG)

Agent Comments

3 - -

Price: \$650,000

Method: Sale

Date: 15/03/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 1297 sqm approx

75 Murchison St MARYSVILLE 3779 (VG)

Agent Comments

3 - -

Price: \$640,000

Method: Sale

Date: 08/12/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 3800 sqm approx

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