



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

24 Drews Road,  
MARSHALL 3216

House

  
3 beds

  
2 baths

  
2 parking

### Indicative selling price

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

**Range from \$379,000 -  
\$409,000**

### Median sale price

Median **House** for **MARSHALL** for period **Jul 2017 - Jun 2016**  
Sourced from **Pricefinder**.

**\$403,750**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**19 Chambers Court,** Price **\$391,000** Sold 30 April 2017  
Marshall 3216

**2 Nikola Court,** Price **\$407,500** Sold 29 April 2017  
Marshall 3216

**6 Orphington Crescent,** Price **\$395,000** Sold 17 November 2016  
Marshall 3216

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 Ray Rounds

03 5241 1488  
0417 335 576  
[ray.rounds@hayeswinckle.com.au](mailto:ray.rounds@hayeswinckle.com.au)

[hayeswinckle]

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

79 Barrabool Road,  
Highton VIC 3216