

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

18 Allison Crescent, Marysville Vic 3779

Indicative selling price

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

Single price

\$173,000

Median sale price

Median price

\$208,250

Property Type

Vacant land

Suburb

Marysville

Period - From

17/11/2019

to

16/11/2020

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:

17/11/2020 17:08

18 Allison Crescent, Marysville Vic 3779

Jenny Pullen
5963 3491
0408 100 590
jenny@professionalsmarysville.com.au



Property Type: Land
Land Size: 900 sqm approx
Agent Comments

Indicative Selling Price
\$173,000

Median Land Price
17/11/2019 - 16/11/2020: \$208,250

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.