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	18 Allison Crescent, Marysville Vic 3779
Including suburb or	
locality and postcode	

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	Pro	perty Type	Vacant lanc		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

Add	dress 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 comparableproperties 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











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

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

Indicative Selling Price \$173,000 **Median Land Price** 17/11/2019 - 16/11/2020: \$208,250

Jenny Pullen

Comparable Properties

12 Gould Tce MARYSVILLE 3779 (VG)



Price: \$180.000 Method: Sale Date: 11/10/2019 Property Type: Land

Land Size: 1000 sqm approx

Agent Comments

32 Allison Cr MARYSVILLE 3779 (VG)







Price: \$142,000 Method: Sale Date: 17/08/2019 Property Type: Land

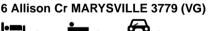
Land Size: 1101 sqm approx

Agent Comments









Price: \$135,000 Method: Sale Date: 16/06/2020 Property Type: Land Land Size: 900 sqm approx **Agent Comments**

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



