Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address	550 Marysville Road, Narbethong Vic 3778
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$485,000

Median sale price*

Median price	Hous	se	Unit		Suburb or locality	Narbethong
Period - From	to			Source		

Comparable property sales (*Delete A or B below as applicable)

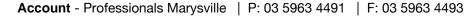
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 38 Tarnpirr Rd NARBETHONG 3778 \$475,000 14/01/2019

2	2 523 Marysville Rd NARBETHONG 3778		26/04/2018
3	16 Kings Rd MARYSVILLE 3779	\$365,000	05/09/2018

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 eighteen months.







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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Rooms:

Property Type: Land Land Size: 3100 sqm approx

Agent Comments

Indicative Selling Price \$485,000 No median price available

Comparable Properties



38 Tarnpirr Rd NARBETHONG 3778 (REI/VG)







Price: \$475.000 Method: Private Sale Date: 14/01/2019

Rooms: 4

Property Type: House Land Size: 2269 sqm approx

Agent Comments

Agent Comments



523 Marysville Rd NARBETHONG 3778 (VG)

1 3







Price: \$382,000 Method: Sale Date: 26/04/2018

Rooms: -

Property Type: House (Res) Land Size: 1000 sqm approx

Agent Comments



16 Kings Rd MARYSVILLE 3779 (VG)

-3





Price: \$365,000 Method: Sale Date: 05/09/2018

Rooms: -

Property Type: House (Res) Land Size: 973 sqm approx

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