

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 16 Marvins Place, MARSHALL 3216

Indicative selling price

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

Range \$495,000 - \$535,000

Median sale price

Median **House** for **MARSHALL** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$485,000

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.

21 St Catherine Court,
Marshall 3216

Price **\$550,000** Sold 27 July
2019

34 Werner Avenue,
Marshall 3216

Price **\$510,000** Sold 11
February 2019

11 Carlina Court,
Marshall 3216

Price **\$515,000** Sold 12 July
2018

This Statement of Information was prepared on 16th Sep 2019

Additional Information

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.

House

4 beds

2 baths

2 parking

Team 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,
Highton VIC 3216

Contact agents



Michelle Winckle

03 5241 1488
0416 1179 78

michelle.winckle@hayeswinckle.com.au



Nyree Cartwright

03 5241 1488
0432 413 488

nyree.cartwright@hayeswinckle.com.au

[hayeswinckle]