

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

5 Crosscut Court, Marysville Vic 3779

Indicative selling price

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

Single price

\$145,000

Median sale price

Median price

\$370,000

House

X

Unit

Suburb or locality

Marysville

Period - From

01/07/2016

to

30/06/2017

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 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	59 Kings Rd MARYSVILLE 3779	\$140,000	13/04/2017
2	22 Lyell St MARYSVILLE 3779	\$128,000	25/08/2016
3	16 Sedgwick St MARYSVILLE 3779	\$120,000	09/11/2015

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.~~

5 Crosscut Court, Marysville Vic 3779



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$145,000
Median House Price
Year ending June 2017: \$370,000

Property is ready to build on. New driveway just completed. Magnificent North facing views.

Comparable Properties



59 Kings Rd MARYSVILLE 3779 (REI/VG)

Agent Comments



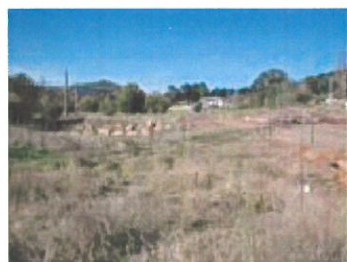
Price: \$140,000
Method: Private Sale
Date: 13/04/2017
Rooms: 1
Property Type: Land
Land Size: 1000 sqm approx

22 Lyell St MARYSVILLE 3779 (VG)

Agent Comments



Price: \$128,000
Method: Sale
Date: 25/08/2016
Rooms: -
Property Type: Land
Land Size: 1200 sqm approx



16 Sedgwick St MARYSVILLE 3779 (REI/VG)

Agent Comments



Price: \$120,000
Method: Private Sale
Date: 09/11/2015
Rooms: 1
Property Type: Land
Land Size: 1033 sqm approx