

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

36 Grove Road, Marshall, Victoria 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between \$ 520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median price \$442,000

*House X

*Unit

Suburb
or locality Marshall

Period - From April 2018

to

Source RP Data

Comparable property sales

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

Address of comparable property	Price	Date of sale
1. 8 Krisanway Drive, Marshall	\$611,000	28/06/18
2. 25-27 Maruins Place, Marshall	\$580,000	24/06/18
3. 10 Cashel Ave, Marshall	\$516,000	13/06/18

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.