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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 andpostcode	523 Marysville Road, Narbethong Vic 3778

Indicative selling price

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

Single price	$395,000

Median sale price*

Median price		~~House~~		~~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.

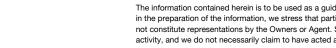|	Address of comparable property	Price	Date of sale
1	3 Racecourse Rd MARYSVILLE 3779	$385,000	16/09/2017
2	14 Darwin St MARYSVILLE 3779	$385,000	17/08/2016
3	47 Kings Rd MARYSVILLE 3779	$335,000	30/03/2016

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.~~

* 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.

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