



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Adair Court, MARSHALL 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$439,000 - \$469,000**

### Median sale price

Median **House** for **MARSHALL** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$420,000**

### 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.

**19 Badminton Court,**  
MARSHALL 3216

Price **\$440,000** Sold 13  
February 2017

**13 Marvins Place,**  
MARSHALL 3216

Price **\$450,000** Sold 09  
March 2017

**13 Werner Avenue,**  
MARSHALL 3216

Price **\$469,000** Sold 09 May  
2017

### 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.

### Contact agents



**Ray Rounds**

03 5241 1488  
0417 335 576

[ray.rounds@hayeswinckle.com.au](mailto:ray.rounds@hayeswinckle.com.au)



**Rachael Taylor**

03 5222 6555  
0411 429 186

[rachael.taylor@hayeswinckle.com.au](mailto:rachael.taylor@hayeswinckle.com.au)

**[ hayeswinckle ]**