

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

74 Falls Road, Marysville Vic 3779

Indicative selling price

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

Single price \$215,000

Median sale price*

Median price \$148,000

Vacant land

X

Suburb or locality

Marysville

Period - From 07/07/2018

to

06/05/2019

Source

pdol

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 | 111 Falls Rd MARYSVILLE 3779 | \$155,000 | 06/05/2019 |
| 2 | 54 Falls Rd MARYSVILLE 3779 | \$145,000 | 04/01/2019 |
| 3 | 114 Falls Rd MARYSVILLE 3779 | \$143,525 | 07/07/2018 |

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.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:
Property Type: Land
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$215,000
Median Vacant Land Price *
07/07/2018 - 06/05/2019: \$148,000
* Agent calculated median based on 3 sales

Comparable Properties



111 Falls Rd MARYSVILLE 3779 (VG)

Agent Comments



Price: \$155,000
Method: Sale
Date: 06/05/2019
Rooms: -
Property Type: Land
Land Size: 900 sqm approx



54 Falls Rd MARYSVILLE 3779 (VG)

Agent Comments



Price: \$145,000
Method: Sale
Date: 04/01/2019
Rooms: -
Property Type: Land
Land Size: 799 sqm approx



114 Falls Rd MARYSVILLE 3779 (VG)

Agent Comments



Price: \$143,525
Method: Sale
Date: 07/07/2018
Rooms: -
Property Type: Land
Land Size: 800 sqm approx