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	74 Falls Road, Marysville Vic 3779
Including suburb or	, ,
locality andpostcode	

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	Х	Suburb or locality	Marysville
Period - From	07/07/2018	to	06/05/2019	Source	pdol	

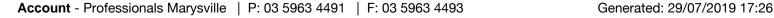
Comparable property sales (*Delete A or B below as applicable)

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.

Add	Address of comparable property		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)





Price: \$155.000 Method: Sale Date: 06/05/2019

Rooms: -

Property Type: Land Land Size: 900 sqm approx

Agent Comments



54 Falls Rd MARYSVILLE 3779 (VG)

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Price: \$145,000 Method: Sale Date: 04/01/2019 Rooms: -

Property Type: Land

Land Size: 799 sqm approx

Agent Comments



114 Falls Rd MARYSVILLE 3779 (VG)

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Price: \$143,525 Method: Sale Date: 07/07/2018 Rooms: -

Property Type: Land Land Size: 800 sqm approx **Agent Comments**

Account - Professionals Marysville | P: 03 5963 4491 | F: 03 5963 4493

