

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

22 Allison Crescent, Marysville Vic 3779

Indicative selling price

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

Single price

\$440,000

Median sale price*

Median price

House

Unit

Suburb or locality

Marysville

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	2 Settlers Way MARYSVILLE 3779	\$471,000	28/08/2017
2	1 Gould Tce MARYSVILLE 3779	\$470,000	02/09/2018
3	15 Allison Cr MARYSVILLE 3779	\$420,000	16/06/2017

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.

22 Allison Crescent, Marysville Vic 3779

Jenny Pullen

5963 3491

0408 100 590

jenny@professionalsmarysville.com.au

Indicative Selling Price

\$440,000

No median price available



Rooms:

Property Type:

Agent Comments

Comparable Properties



2 Settlers Way MARYSVILLE 3779 (VG)

Agent Comments



Price: \$471,000

Method: Sale

Date: 28/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 1000 sqm approx



1 Gould Tce MARYSVILLE 3779 (VG)

Agent Comments



Price: \$470,000

Method: Sale

Date: 02/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 1002 sqm approx



15 Allison Cr MARYSVILLE 3779 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 16/06/2017

Rooms: 4

Property Type: House

Land Size: 1000 sqm approx