

# 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

9 Old Melbourne Road, Marysville Vic 3779

### Indicative selling price

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

Single price \$235,000

### Median sale price\*

Median price \$173,000

Property Type Vacant land

Suburb Marysville

Period - From 06/05/2019

to 31/10/2019

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 18 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 21 Pack Rd MARYSVILLE 3779   | \$185,000 | 31/10/2019   |
| 2 12 Gould Tce MARYSVILLE 3779 | \$180,000 | 11/10/2019   |
| 3 111 Falls Rd MARYSVILLE 3779 | \$155,000 | 06/05/2019   |

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 18 months.~~

This Statement of Information was prepared on:

25/02/2020 16:11

\* 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.

9 Old Melbourne Road, Marysville Vic 3779



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**Property Type:** Land (Res)  
**Land Size:** 1200 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$235,000

**Median Vacant Land Price \***

06/05/2019 - 31/10/2019: \$173,000

\* Agent calculated median based on 3 sales

## Comparable Properties

**21 Pack Rd MARYSVILLE 3779 (VG)**

**Agent Comments**

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**Price:** \$185,000  
**Method:** Sale  
**Date:** 31/10/2019  
**Property Type:** Land  
**Land Size:** 1851 sqm approx

**12 Gould Tce MARYSVILLE 3779 (VG)**

**Agent Comments**

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**Price:** \$180,000  
**Method:** Sale  
**Date:** 11/10/2019  
**Property Type:** Land  
**Land Size:** 1000 sqm approx



**111 Falls Rd MARYSVILLE 3779 (VG)**

**Agent Comments**

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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.