

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**25-27 MARVINS PLACE, MARSHALL, VIC**

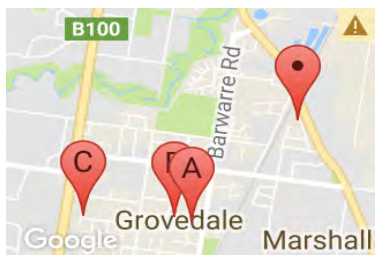
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**Indicative Selling Price**

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

**Price Range: \$565,000 to \$595,000**

### MEDIAN SALE PRICE



**MARSHALL, VIC, 3216**

**Suburb Median Sale Price (House)**

**\$445,750**

01 October 2017 to 31 March 2018

Provided by: pricefinder

### COMPARABLE PROPERTIES

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 most comparable to the property for sale.



**24 CARSTAIRS CL, GROVEDALE, VIC 3216**

4 2 3

**Sale Price**

**\*\$621,000**

Sale Date: 02/06/2018

Distance from Property: 1km



**9 PLUMBER CRT, GROVEDALE, VIC 3216**

3 2 2

**Sale Price**

**\$552,000**

Sale Date: 05/02/2018

Distance from Property: 1.1km



**11 SADEAN PL, GROVEDALE, VIC 3216**

3 2 2

**Sale Price**

**\$585,000**

Sale Date: 27/04/2018

Distance from Property: 1.5km



This report has been compiled on 06/06/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

25-27 MARVINS PLACE, MARSHALL, VIC 3216

Indicative selling price

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

Price Range:

\$565,000 to \$595,000

Median sale price

Median price

\$445,750

House

X

Unit

Suburb

MARSHALL

Period

01 October 2017 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
24 CARSTAIRS CL, GROVEDALE, VIC 3216	*\$621,000	02/06/2018
9 PLUMBER CRT, GROVEDALE, VIC 3216	\$552,000	05/02/2018
11 SADEAN PL, GROVEDALE, VIC 3216	\$585,000	27/04/2018