

# 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

32 Falls 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)

Range between

\$770,000

&

\$820,000

### Median sale price\*

Median price

Property Type

Suburb

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 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	11 Kings Rd MARYSVILLE 3779	\$1,200,000	23/06/2019
2	9 Gould Tce MARYSVILLE 3779	\$590,000	27/08/2019
3	63 Murchison St MARYSVILLE 3779	\$548,000	28/05/2019

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:

29/06/2020 16:39

\* 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.

32 Falls Road, Marysville Vic 3779

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**Indicative Selling Price**

\$770,000 - \$820,000

**No median price available**



3 - 0

**Property Type:** Land

**Land Size:** 2390 sqm approx

Agent Comments

## Comparable Properties



**11 Kings Rd MARYSVILLE 3779 (VG)**

Agent Comments

4 - -

**Price:** \$1,200,000

**Method:** Sale

**Date:** 23/06/2019

**Property Type:** House (Res)

**Land Size:** 1500 sqm approx

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

Agent Comments

4 - -

**Price:** \$590,000

**Method:** Sale

**Date:** 27/08/2019

**Property Type:** House (Res)

**Land Size:** 1523 sqm approx



**63 Murchison St MARYSVILLE 3779 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$548,000

**Method:** Private Sale

**Date:** 28/05/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 2023 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.