

# 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

10 Kings 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 \$484,000

### Median sale price\*

Median price

Property Type

Suburb

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	63 Murchison St MARYSVILLE 3779	\$505,000	04/04/2018
2	49 Sands Rd MARYSVILLE 3779	\$485,000	03/06/2018
3	1 Gould Tce MARYSVILLE 3779	\$470,000	02/09/2018

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 18 months.~~

This Statement of Information was prepared on:

19/09/2019 12:08

\* 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.

10 Kings Road, Marysville Vic 3779



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**Property Type:** Land  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$484,000  
**No median price available**

## Comparable Properties



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

**Agent Comments**

 4  2  2

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 04/04/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 2021 sqm approx

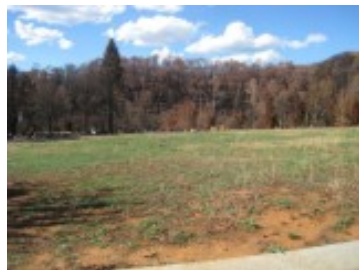


**49 Sunds Rd MARYSVILLE 3779 (VG)**

**Agent Comments**

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**Price:** \$485,000  
**Method:** Sale  
**Date:** 03/06/2018  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1351 sqm approx



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

**Agent Comments**

 3  -  -

**Price:** \$470,000  
**Method:** Sale  
**Date:** 02/09/2018  
**Property Type:** House (Res)  
**Land Size:** 1002 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.