

# 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

13 Allison Crescent, 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

\$189,000

### Median sale price

Median price

\$185,000

Property Type

Vacant land

Suburb

Marysville

Period - From

12/07/2019

to

11/07/2020

Source

REIV

### 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	17 Darwin St MARYSVILLE 3779	\$251,500	23/04/2020
2	21 Pack Rd MARYSVILLE 3779	\$185,000	31/10/2019
3	12 Gould Tce MARYSVILLE 3779	\$180,000	11/10/2019

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:

12/07/2020 13:34

13 Allison Crescent, Marysville Vic 3779



**Property Type:** Land  
**Land Size:** 1032 sqm approx  
**Agent Comments**

Jenny Pullen  
5963 3491  
0408 100 590  
jenny@professionalsmarysville.com.au

**Indicative Selling Price**  
\$189,000

**Median Land Price**  
12/07/2019 - 11/07/2020: \$185,000

## Comparable Properties



**17 Darwin St MARYSVILLE 3779 (VG)**

**Agent Comments**



**Price:** \$251,500  
**Method:** Sale  
**Date:** 23/04/2020  
**Property Type:** Land  
**Land Size:** 1600 sqm approx

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

**Agent Comments**



**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**



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