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 | 1 Barton Avenue, Marysville Vic 3779 |
|-----------------------|--------------------------------------|
| Including suburb or | |
| locality and postcode | |
| | |
| | |
| | |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between \$690,000 & \$740,000 | Range between | \$690,000 | & | \$740,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$670,000 | Pro | perty Type | House | | Suburb | Marysville |
|---------------|------------|-----|------------|-------|--------|--------|------------|
| Period - From | 01/10/2023 | to | 30/09/2024 | | 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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 18 Hill Av MARYSVILLE 3779 | \$720,000 | 09/09/2024 |
| 2 | 14 Gould Tce MARYSVILLE 3779 | \$715,000 | 21/02/2024 |
| 3 | | | |

OR

В* 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 eighteen months.

| This Statement of Information was prepared on: | 07/11/2024 10:11 |
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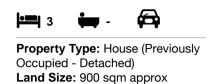




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Indicative Selling Price \$690,000 - \$740,000 Median House Price Year ending September 2024: \$670,000





Agent Comments

Comparable Properties



18 Hill Av MARYSVILLE 3779 (REI/VG)

4 3 **-** 1

4

Price: \$720,000 Method: Private Sale Date: 09/09/2024 Property Type: House Land Size: 2680 sqm approx **Agent Comments**



14 Gould Tce MARYSVILLE 3779 (REI/VG)

3

Price: \$715,000 Method: Private Sale Date: 21/02/2024 Property Type: House Land Size: 1000 sqm approx **Agent Comments**

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 eighteen months.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



