

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

1 Barton Avenue, Marysville Vic 3779

Indicative selling price

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

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$670,000

Property 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 last eighteen 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	18 Hill Av MARYSVILLE 3779	\$720,000	09/09/2024
2	14 Gould Tce MARYSVILLE 3779	\$715,000	21/02/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

07/11/2024 10:11

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Indicative Selling Price

\$690,000 - \$740,000

Median House Price

Year ending September 2024: \$670,000



3 0 1

Property Type: House (Previously Occupied - Detached)
Land Size: 900 sqm approx
Agent Comments

Comparable Properties



18 Hill Av MARYSVILLE 3779 (REI/VG)

Agent Comments

3 1 4

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



14 Gould Tce MARYSVILLE 3779 (REI/VG)

Agent Comments

3 2 2

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

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.