



**first
national**
REAL ESTATE

| Mark Gunther

STATEMENT OF INFORMATION

133 FALLS ROAD, MARYSVILLE, VIC 3779

PREPARED BY MARK GUNTHER, FIRST NATIONAL REAL ESTATE MARK GUNTHER



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



133 FALLS ROAD, MARYSVILLE, VIC 3779  4  2  6

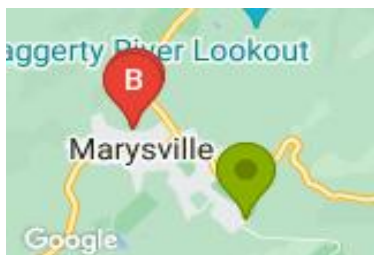
Indicative Selling Price

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

Price Range: \$900,000 to \$950,000

Provided by: Mark Gunther, First National Real Estate Mark Gunther

MEDIAN SALE PRICE



MARYSVILLE, VIC, 3779

Suburb Median Sale Price (House)

\$770,000

01 January 2022 to 31 December 2022

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



6 CROSSCUT CRT, MARYSVILLE, VIC 3779

 3  2  2

Sale Price

****\$965,000**

Sale Date: 26/01/2023

Distance from Property: 2km



12 TIMBER JINKER PL, MARYSVILLE, VIC 3779

 3  2  2

Sale Price

\$800,000

Sale Date: 12/10/2022

Distance from Property: 2km



This report has been compiled on 28/02/2023 by First National Real Estate Mark Gunther. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

133 FALLS ROAD, MARYSVILLE, VIC 3779

Indicative selling price

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

Price Range:

\$900,000 to \$950,000

Median sale price

Median price

\$770,000

Property type

House

Suburb

MARYSVILLE

Period

01 January 2022 to 31 December 2022

Source

pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

6 CROSSCUT CRT, MARYSVILLE, VIC 3779	**\$965,000	26/01/2023
12 TIMBER JINKER PL, MARYSVILLE, VIC 3779	\$800,000	12/10/2022

This Statement of Information was prepared on:

28/02/2023