Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 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.

Proper	ty of	tered	tor	sale
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Address Including suburb of locality and postcool	or 19/38 Falls Ro	oad Mar	ysville, V	ictoria 377	'9				
Indicative selling	price								
For the meaning of this	price see consu	mer.vic.	gov.au/ur	nderquotin	g (*Delete si	ngle prio	e or range as	applicable)	
Single prid	ce		or range	between	\$430,000		&	\$460,000	
Median sale price									
Median price \$420,	000	Prop	erty type	Unit		Suburb	Marysville		
Period - From 26/03	/2025 to	26/09/2	2025	Source	Pricefinder				

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 4/4-6 Sedgwick Street Marysville, Vic 3779	\$420,000	17/04/2025
2 10/4-6 Sedgwick Street Marysville Viv 3779	\$440,000	12/11/2024
3 3/4-6 Sedgwick Street Marysville Vic 3779	\$430,000	19/06/2024

This Statement of Information was prepared on:	12/08/2025

