# 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 andpostcode

5 Pack Road, Marysville Vic 3779

## Indicative selling price

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

Single price \$560,000

#### Median sale price\*

Median price	House	e	Unit		Suburb or locality	Marysville
Period - From	to			Source		

# 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.

Ado	dress of comparable property	Price	Date of sale
1	8 Aubrey Cuzens Dr MARYSVILLE 3779	\$655,000	21/07/2017
2	11 Keppels Ct MARYSVILLE 3779	\$530,000	14/06/2017
3	15 Allison Cr MARYSVILLE 3779	\$420,000	16/06/2017

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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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



5 Pack Road, Marysville Vic 3779





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 600 sqm approx Agent Comments Jenny Pullen 5963 3491 0408 100 590 jenny@professionalsmarysville.com.au

> Indicative Selling Price \$560,000 No median price available

# **Comparable Properties**



8 Aubrey Cuzens Dr MARYSVILLE 3779 (REI/VG)



Price: \$655,000 Method: Private Sale Date: 21/07/2017 Rooms: 5 Property Type: House Land Size: 12141 sqm approx

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Agent Comments

Agent Comments

Agent Comments



Price: \$530,000 Method: Sale Date: 14/06/2017 Rooms: -Property Type: House (Previously Occupied -Detached)

**6** -

11 Keppels Ct MARYSVILLE 3779 (VG)



15 Allison Cr MARYSVILLE 3779 (REI/VG)



Land Size: 3877 sqm approx

Price: \$420,000 Method: Private Sale Date: 16/06/2017 Rooms: 4 Property Type: House Land Size: 1000 sqm approx

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