

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

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 Unit Suburb or locality

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.

	Address 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.

5 Pack Road, Marysville Vic 3779

Jenny Pullen
5963 3491
0408 100 590
jenny@professionalsmarysville.com.au



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 600 sqm approx
Agent Comments

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

Comparable Properties



8 Aubrey Cuzens Dr MARYSVILLE 3779 (REI/VG)

Agent Comments

4 2 -

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



11 Keppels Ct MARYSVILLE 3779 (VG)

Agent Comments

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Price: \$530,000
Method: Sale
Date: 14/06/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 3877 sqm approx



15 Allison Cr MARYSVILLE 3779 (REI/VG)

Agent Comments

3 2 3

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