



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

17 Barwarre Road,  
MARSHALL 3216

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 429,000 - \$ 459,000**

### Median sale price

Median **House** for **MARSHALL** for period **Jan 2017 - Mar 2017**  
Sourced from **RP Data**.

**\$ 395,000**

### Comparable property sales

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 the most comparable to the property for sale.

**11 Nikola Court,** Price \$ 430,000 Sold 03 April 2017  
Marshall 3216

**13 Macfarlane Street,** Price \$ 440,000 Sold 06 October 2016  
Marshall 3216

**13 Werner Avenue,** Price \$ 469,000 Sold 14 June 2017  
Marshall 3216

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

### Contact agents

 **Emma Smith**  
Stockdale & Leggo

03 5241 1888  
0439 306 269

[esmith@stockdaleleggo.com.au](mailto:esmith@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo St h  
Barwon**

169A High Street,  
Belmont VIC 3216