

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 GOULD TERRACE, MARYSVILLE, VIC



Indicative Selling Price

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

Single Price: **\$164,000**

MEDIAN SALE PRICE



MARYSVILLE, VIC, 3779

Suburb Median Sale Price (Vacant Land)

\$133,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



10 BARTON AVE, MARYSVILLE, VIC 3779



Sale Price

\$162,500

Sale Date: 10/11/2016

Distance from Property: 1.1km



22 LYELL ST, MARYSVILLE, VIC 3779



Sale Price

\$162,000

Sale Date: 17/03/2017

Distance from Property: 1.1km



4 BARTON AVE, MARYSVILLE, VIC 3779



Sale Price

\$166,200

Sale Date: 03/06/2017

Distance from Property: 1.1km



This report has been compiled on 12/10/2017 by LJ Hooker Alexandra. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

8 GOULD TERRACE, MARYSVILLE, VIC 3779

Indicative selling price

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

Single Price:

\$164,000

Median sale price

Median price

\$133,000

House

Unit

Suburb

MARYSVILLE

Period

01 October 2016 to 30 September
2017

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 BARTON AVE, MARYSVILLE, VIC 3779	\$162,500	10/11/2016
22 LYELL ST, MARYSVILLE, VIC 3779	\$162,000	17/03/2017
4 BARTON AVE, MARYSVILLE, VIC 3779	\$166,200	03/06/2017