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 and postcode	1/74 Station Road, Marshall, Vic 3216

Indicative selling price

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

range between $595,000 & $639,000

Median sale price

Median price $492,000 Property type *Unit* Suburb Marshall

Period - From 01/01/2023 to 31/12/2023 Source PropTrack

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
5/11 Brandon Mews, Grovedale, VIC 3216	$618,000	05/07/2023
17/61 Bailey Street, Belmont, VIC 3216	$600,000	05/10/2022
148 Unity Drive, Mount Duneed, VIC 3217	$650,000	30/06/2023

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.~~

This Statement of Information was prepared on: 23/01/2024