

Golden Plains First National

P 03 5281 4500

M 03 5281 4500

E admin@goldenplainsfn.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

36 Marrabah Crescent Teesdale VIC 3328

 4  2  2

## Indicative Selling Price

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













Range between \$690,000 & \$730,000

## Median Sale Price

**Important advice about the median sale price:** 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*.

## 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.

	<b>113 Eagle Court Teesdale VIC 3328</b>	Sold Price	<b>\$748,300</b>	Sold Date	<b>22-Nov-17</b>
	 4  2  2			Distance	<b>0.66km</b>
	<b>15 Tolson Street Teesdale VIC 3328</b>	Sold Price	-	Sold Date	<b>18-Sep-18</b>
	 4  2  2			Distance	<b>2.93km</b>
	<b>114 Rokewood-Shelford Road Shelford VIC 3329</b>	Sold Price	<b>\$731,000</b>	Sold Date	<b>08-Oct-18</b>
	 4  2  2			Distance	<b>5.68km</b>

RS = Recent sale

UN = Undisclosed Sale

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