



# STATEMENT OF INFORMATION

28 ALPINE RIDGE DRIVE, MERRIJIG, VIC 3723
PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 28 ALPINE RIDGE DRIVE, MERRIJIG, VIC 🕮 - 😂 -





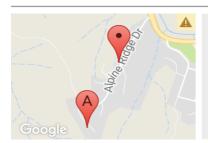


**Indicative Selling Price** 

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

Single Price: \$169,900

#### **MEDIAN SALE PRICE**



## MERRIJIG, VIC, 3723

**Suburb Median Sale Price (Vacant Land)** 

\$217,500

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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 18 months.



14 LIGHTWOOD CRT, MERRIJIG, VIC 3723







Sale Price

\$126,500

Sale Date: 25/08/2017

Distance from Property: 515m



## 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	28 ALPINE RIDGE DRIVE, MERRIJIG, VIC 3723		
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting			
Single Price:	\$169,900		
Median sale price			
Median price	\$217,500 House Unit Suburb MERRIJIG		
Period	01 April 2017 to 31 March 2018 Source		

#### Comparable property sales

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 18 months.

Address of comparable property	Price	Date of sale
14 LIGHTWOOD CRT, MERRIJIG, VIC 3723	\$126,500	25/08/2017