

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 or
locality and postcode

355 Channel Road, Merbein 3505

Indicative selling price

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

range between \$330,000 & \$360,000

Median sale price

Median price \$235,000 Property type House Suburb Merbein

Period - From 1/1/19 to 1/12/19 Source Property Data Solutions

Comparable property sales

A* 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
1 371 Channel Road, Merbein	\$400,000	18/1/19
2 422 Fifth Street, Merbein	\$330,000	15/2/19
3 980 Paschendale Avenue, Merbein South	\$330,000	30/3/19

This Statement of Information was prepared on: 11/12/19