

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



298 DAVIES ROAD, MERRIJIG, VIC 3723







Indicative Selling Price

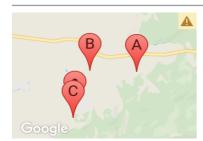
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$739,000 to \$817,000

Provided by: Mansfield DPG Sales Team, District Property Group

MEDIAN SALE PRICE



MERRIJIG, VIC, 3723

Suburb Median Sale Price (House)

\$416,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

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.



146 WILD DOG RD, MERRIJIG, VIC 3723







Sale Price

\$675,000

Sale Date: 20/02/2017

Distance from Property: 3.9km





47 LOVICK LANE, MERRIJIG, VIC 3723







Sale Price

\$740,000

Sale Date: 02/02/2017

Distance from Property: 2.3km





283 DAVIES RD, MERRIJIG, VIC 3723







Sale Price

\$920.000

Sale Date: 13/08/2016

Distance from Property: 572m



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	298 DAVIES ROAD, MERRIJIG, VIC 3723
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Indicative selling price

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

Price Range: \$739,000 to \$817,000

Median sale price

Median price	\$416,000	House X	Unit	Suburb	MERRIJIG
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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
146 WILD DOG RD, MERRIJIG, VIC 3723	\$675,000	20/02/2017
47 LOVICK LANE, MERRIJIG, VIC 3723	\$740,000	02/02/2017
283 DAVIES RD, MERRIJIG, VIC 3723	\$920,000	13/08/2016

