



STATEMENT OF INFORMATION

298 DAVIES ROAD, MERRIJIG, VIC 3723

PREPARED BY MANSFIELD DPG SALES TEAM, DISTRICT PROPERTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



298 DAVIES ROAD, MERRIJIG, VIC 3723

 4  2  2

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: 

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

 3  -  -

Sale Price

\$675,000

Sale Date: 20/02/2017

Distance from Property: 3.9km



47 LOVICK LANE, MERRIJIG, VIC 3723

 4  2  5

Sale Price

\$740,000

Sale Date: 02/02/2017

Distance from Property: 2.3km



283 DAVIES RD, MERRIJIG, VIC 3723

 3  2  -

Sale Price

\$920,000

Sale Date: 13/08/2016

Distance from Property: 572m



This report has been compiled on 15/08/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

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

 pricefinder

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