

# 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

211 Commercial Street, Merbein, Vic 3505

### Indicative selling price

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

or range between \$160,000 & \$169,000

### Median sale price

Median price \$197,500 Property type House Suburb Merbein

Period - From 1/11/2019 to 2/11/2020 Source Realestate.com

### 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. 8 Chislett Crescent, Merbein	\$168,500	5/11/20
2. 4 Chislett Crescent, Merbein	\$168,000	22/7/20
3. 57 Game Street, Merbein	\$151,000	19/6/19

This Statement of Information was prepared on: 26/11/20