

MIRE

**MANSFIELD
REAL ESTATE**



STATEMENT OF INFORMATION

35 PURCELL DRIVE, MERRIJIG, VIC 3723

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

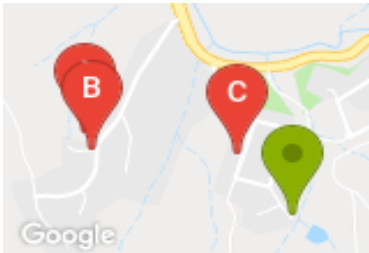
Section 47AF of the Estate Agents Act 1980

**35 PURCELL DRIVE, MERRIJIG, VIC 3723**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$415,000**

MEDIAN SALE PRICE

**MERRIJIG, VIC, 3723**

Suburb Median Sale Price (House)

\$487,500

01 April 2018 to 31 March 2019

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.

**3 MEADOW VIEW CRT, MERRIJIG, VIC 3723**

Sale Price

****\$430,000**

Sale Date: 21/05/2019

Distance from Property: 739m

**42 ALPINE RIDGE DR, MERRIJIG, VIC 3723**

Sale Price

****\$395,000**

Sale Date: 09/05/2019

Distance from Property: 695m

**36 CHANGUE RD, MERRIJIG, VIC 3723**

Sale Price

\$350,000

Sale Date: 26/03/2019

Distance from Property: 279m



This report has been compiled on 04/06/2019 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

35 PURCELL DRIVE, MERRIJIG, VIC 3723

Indicative selling price

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

Single Price:

\$415,000

Median sale price

Median price

\$487,500

House

☒

Unit

☐

Suburb

MERRIJIG

Period

01 April 2018 to 31 March 2019

Source

pricfinder

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

3 MEADOW VIEW CRT, MERRIJIG, VIC 3723	**\$430,000	21/05/2019
42 ALPINE RIDGE DR, MERRIJIG, VIC 3723	**\$395,000	09/05/2019
36 CHANGUE RD, MERRIJIG, VIC 3723	\$350,000	26/03/2019