

# 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

8 Chaffey Park Drive, Merbein

### Indicative selling price

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

range between \$385,000 & \$420,000

### Median sale price

Median price

\$310,000

Property type

House

Suburb

Merbein

Period - From

1 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 81 Chaffey Park Drive, Merbein VIC 3505	\$390,000	22-May-24
2 12 Chaffey Street, Merbein VIC 3505	\$360,000	10-Nov-23
3 61 Chaffey Street, Merbein VIC 3505	\$340,000	15-May-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 September 2024