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 and postcode	3 Commercial Street Merbein VIC 3505

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$119,000	&	$129,900

Median sale price

(*Delete house or unit as applicable)

Median Price	$186,250	Property type	House	Suburb	Merbein
Period-from	01 Dec 2018	to	30 Nov 2019	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

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
67 Chaffey Street Merbein VIC 3505	$116,000	07-Jul-18
9 Alkira Place Mildura VIC 3500	$120,000	19-Aug-19

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.

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67 Chaffey Street Merbein VIC 3505 Sold Price **$116,000** Sold Date **07-Jul-18**

3 1 1 Distance **1.2km**



9 Alkira Place Mildura VIC 3500 Sold Price **$120,000** Sold Date **19-Aug-19**

3 1 2 Distance **9.53km**

RS = Recent sale **UN** = Undisclosed Sale

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