

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 4 CHISLETT CRESCENT, MERBEIN VICTORIA 3505

Indicative selling price

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

Single price \$175,000 or range between &

Median sale price

Median price \$200,500 Property type HOUSE Suburb MERBEIN

Period - From 5/2/2020 to 5/6/2020 Source PROPERTY DATA SOLUTIONS PTY LTD

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. 33 BOX STREET, MERBEIN VIC	\$177,000	10/2/2019
2. 6 SERGEY STREET, MERBEIN VIC	\$157,500	15/2/2019
3. 18 THIRD STREET, MERBEIN VIC	\$197,500	22/4/2020

This Statement of Information was prepared on: 06/07/2020