



## STATEMENT OF INFORMATION

*Sections 47AF of the Estate Agents Act 1980*

### ADDRESS

50 Changue Road, Merrijig 3723

### INDICATIVE SELLING PRICE

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

\$339,000

### MEDIAN SALE PRICE

*Median House price for Merrijig for period March 2018 – March 2019. Sourced from [pricefinder.com.au](http://pricefinder.com.au)*

\$487,500

### COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   |           |            |
|---|-----------|------------|
| 36 Changue Road, Merrijig 3723            | \$350,000 | March 2019 |
| 42 Alpine Ridge Drive, Merrijig 3723      | \$395,000 | April 2019 |
| 10 Pinnacle Road, Sawmill Settlement 3723 | \$290,000 | Feb 2019   |

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