

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

<input type="text"/>	Range between	<input type="text" value="\$150,000"/>	&	<input type="text" value="\$165,000"/>
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Median sale price

(*Delete house or unit as applicable)

Median price	<input type="text" value="\$193,500"/>	*House	<input checked="" type="checkbox"/>	*unit	<input type="checkbox"/>	Suburb or locality	<input type="text" value="MERBEIN"/>
Period - From	<input type="text" value="01.10.2017"/>	to	<input type="text" value="30.09.2018"/>	Source	<input type="text" value="PRICEFINDER"/>		

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 – 16 COMMERCIAL STREET, MERBEIN VIC 3505	\$150,000	12.09.2017
2 – 61 CHAFFEY STREET, MERBEIN VIC 3505	\$165,000	05.07.2018
3 – 141 GAME STREET, MERBEIN VIC 3505	\$165,000	28.06.2017