

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

3 Chaffey Park Drive, Merbein Vic 3505

Indicative selling price

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

range between \$430,000 & \$470,000

Median sale price

Median price \$206,000 Property type House Suburb Merbein

Period - From 1 May 2020 to 30 Apr 2021 Source Corelogic

Comparable property sales

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: 12 May 2021