

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

46 MAIN AVENUE NORTH 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

\$310,000

&

\$341,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

House

Suburb

Merbein

Period-from

01 Nov 2021

to

31 Oct 2022

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

11 RAILWAY AVENUE MERBEIN VIC 3505	\$330,000	15-May-22
35 MAIN AVENUE NORTH MERBEIN VIC 3505	\$320,000	26-Oct-22

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.

This Statement of Information was prepared on: 02 November 2022



first
national
REAL ESTATE

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11 RAILWAY AVENUE MERBEIN VIC 3505

Sold Price

\$330,000

Sold Date

15-May-22

3

1

2

Distance

0.23km



35 MAIN AVENUE NORTH MERBEIN VIC 3505

Sold Price

^{RS} **\$320,000**

Sold Date

26-Oct-22

3

1

2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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