

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 TYERS COURT, MERBEIN, VIC 3505

 3  1  2

Indicative Selling Price

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

249,000

SUBURB MEDIAN



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$180,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



7 TYERS CRT, MERBEIN, VIC 3505

 3  2  2

Sale Price

\$255,000

Sale Date: 15/12/2015

Distance from Property: 22m



88 CHAFFEY ST, MERBEIN, VIC 3505

 3  2  2

Sale Price

\$235,000

Sale Date: 02/02/2017

Distance from Property: 897m



10 TYERS CRT, MERBEIN, VIC 3505

 3  2  2

Sale Price

\$250,000

Sale Date: 17/06/2015

Distance from Property: 66m



This report has been compiled on 08/06/2017 by Roccisano Property Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 TYERS COURT, MERBEIN, VIC 3505

Indicative selling price

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

Single Price / Range

249,000

Median sale price

Median price

\$180,000

House

X

Unit


Suburb

MERBEIN

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
7 TYERS CRT, MERBEIN, VIC 3505	\$255,000	15/12/2015
88 CHAFFEY ST, MERBEIN, VIC 3505	\$235,000	02/02/2017
10 TYERS CRT, MERBEIN, VIC 3505	\$250,000	17/06/2015