

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)

	Ranging from	\$165,000	To	\$181,500
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Median sale price

(*Delete house or unit as applicable)

Median price	\$193,000	*House	☒	*unit	☐	Suburb or locality	MERBEIN
Period - From	01.07.2017	to	30.06.2018	Source	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 – 69 RIVER AVENUE, MERBEIN VIC 3505	\$180,000	22.04.2018
2 – 22 BOX STREET, MERBEIN VIC 3505	\$165,000	09.02.2018
3 – 48 MENA ROAD, MERBEIN VIC 3505	\$175,000	30.01.2018