

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 3 Cupper Grove, Merbein, VIC 3505

Indicative selling price

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

range between \$250,000 & \$275,000

Median sale price

Median House price \$167,501 Suburb or locality Merbein VIC 3505
Period - From Dec 2016 to Nov 2017 Source CoreLogic

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
14 Lauren Court, Merbein, VIC 3505	\$355,000	25/05/2016
63 Yelta Road, Merbein, VIC 3505	\$300,000	17/10/2016
69 Quandong Avenue, Merbein, VIC 3505	\$277,000	12/08/2016