

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

5 PALMER CRESCENT, MERRIGUM, VIC., 3618

Indicative selling price

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

Range between \$250,000 & \$260,000

Median sale price

Median price \$207,500 Property type House Suburb Merrigum

Period - From 01/01/2021 to 06/01/2022 Source PropTrack

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: 2nd February, 2022

Licensed Estate Agent, Auctioneers & Property Managers

ABN: 63 131 892 424 Officer in Effective Control: Justin Barnett

202 Allan Street, Kyabram, Victoria 3620 Ph: (03) 5853 2727 Fax: (03) 5853 2733

Email: sales@walkerrealestate.com.au www.walkerrealestate.com.au

consumer.vic.gov.au