

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode

60 Morrissey Street, Merrigum 3618

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$850,000

Median sale price

Median price

Not available

Property type

Vacant land

Suburb

Merrigum 3618

Period -
From

03/10/2021

03/04/2022

Price Finder – No results found

Land price as at 03/04/2022

<https://www.realestate.com.au/sold/property-land-in-merrigum,+vic+3618/list-1>

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 the 03/04/2022

1-3 Judd Avenue, Merrigum, Vic 3618

1,300 m²
Residential Land
\$102,000 Sold on 31 Jul 2019

Lot 1, 35-39 Morrissey Street, Merrigum, Vic 3618

2.74 ha
Residential Land
\$149,000 Sold on 09 Jul 2018

Lot 3, 35 Morrissey Street, Merrigum, Vic 3618

0.4 ha
Residential Land
\$82,000 Sold on 02 Mar 2018

<https://www.realestate.com.au/sold/property-residential+land-vic-merrigum-202424238>