

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

69 Chaffey Park Drive East, Merbein, Vic 3505

Indicative selling price

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

Single price \$* or range between \$260,000 & \$280,000

Median sale price

Median price \$190,000 Property type House Suburb Merbein

Period - From 1/2/20 to 4/2/21 Source Realestate.com

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. 76 Chaffey Street, Merbein	\$260,000	20/11/20
2. 12 Cameron Street, Merbein	\$255,000	27/10/20
3. 45 Main Avenue North, Merbein	\$277,000	26/10/20

This Statement of Information was prepared on: 15/2/21