

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

24 Hocking Court, Merbein Vic 3505

Indicative selling price

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

range between \$350,000

&

\$385,000

Median sale price

Median price

\$295,000

Property type

House

Suburb

Merbein

Period - From

1 Oct 2021

to

30 Sept 2022

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

1 4 Cupper Grove, Merbein Vic 3505	\$345,000	08/08/2022
2 5 Reilly Street, Merbein Vic 3505	\$360,000	09/02/2022
3 76 Chaffey Park Drive, Merbein Vic 3505	\$370,000	20/07/2022

This Statement of Information was prepared on: 18 October 2022