

## 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 and  
postcode

13 SURGEY STREET MERBEIN VIC 3505

### Indicative selling price

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

Single Price

or range  
between

\$285,000

&

\$313,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$299,000

Property type

House

Suburb

Merbein

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

37 BOX STREET MERBEIN VIC 3505	\$295,000	13-Nov-23
170 COMMERCIAL STREET MERBEIN VIC 3505	\$310,000	30-Jan-23
46 MAIN AVENUE NORTH MERBEIN VIC 3505	\$315,000	16-Feb-23

OR

**B\*** ~~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: 13 March 2024

Ben Ridley  
 P 03 50212200  
 M 0407 830 970  
 E [bridley@ctfnre.com.au](mailto:bridley@ctfnre.com.au)



**37 BOX STREET MERBEIN VIC 3505** Sold Price **\$295,000** Sold Date **13-Nov-23**

 3
  1
  1

Distance **0.61km**



**170 COMMERCIAL STREET MERBEIN VIC 3505** Sold Price **\$310,000** Sold Date **30-Jan-23**

 3
  1
  2

Distance **1.4km**



**46 MAIN AVENUE NORTH MERBEIN VIC 3505** Sold Price **\$315,000** Sold Date **16-Feb-23**

 3
  1
  3

Distance **0.87km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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