

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

1382 BUTTERCUP ROAD MERRIJIG VIC 3723

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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,500

Property type

Farm

Suburb

Merrijig

Period-from

01 May 2021

to

30 Apr 2022

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

155 COOMBS LANE MERRIJIG VIC 3723	\$1,240,580	03-Sep-21

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: 27 May 2022



**155 COOMBS LANE MERRIJIG VIC
3723**

Sold Price

\$1,240,580

Sold Date

03-Sep-21

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Distance

9.98km

Notes from your agent

Most of property is very steep and difficult to graze or improve pasture.

RS = Recent sale

UN = Undisclosed Sale

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