

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 19 Hocking Court, Merbein, VIC 3505

Indicative selling price

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

Price Range

\$105,000

&

\$115,000

Median sale price

Median price

\$121,500

Property Type

Vacant Land

Suburb

Merbein (3505)

Period - From

01/01/2022

to

31/12/2022

Source

pricefinder

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
15 HOCKING COURT, MERBEIN VIC 3505	\$116,000	21/10/2022
20 FOSTER STREET, MERBEIN VIC 3505	\$125,000	04/11/2022
22 FOSTER STREET, MERBEIN VIC 3505	\$125,000	31/03/2022

This Statement of Information was prepared on: 14/02/2023