

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 CHANGUE ROAD, MERRIJIG, VIC

Indicative selling price

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

Single Price:

\$595,000

Median sale price

Median price

\$467,500

House

X

Unit


Suburb

MERRIJIG

Period

01 July 2017 to 30 June 2018

Source



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
38 ALPINE RIDGE DR, MERRIJIG, VIC 3723	\$560,000	19/01/2017
49 ALPINE RIDGE DR, MERRIJIG, VIC 3723	**\$510,000	20/04/2018
13 SUMMIT VIEW CRT, MERRIJIG, VIC 3723	*\$615,000	15/03/2018