

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

1380 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

\$1,000,000

&

\$1,100,000

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

920 BUTTERCUP ROAD MERRIJIG VIC 3723	\$1,300,000	28-Feb-21
2475 MT BULLER ROAD MERRIJIG VIC 3723	\$2,300,000	12-Mar-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



**920 BUTTERCUP ROAD MERRIJIG
VIC 3723**

Sold Price **\$1,300,000** Sold Date **28-Feb-21**

 3  2  2

Distance **3.89km**

Notes from your agent

Shed style home with Buttercup Creek frontage.



**2475 MT BULLER ROAD MERRIJIG
VIC 3723**

Sold Price **\$2,300,000** Sold Date **12-Mar-21**

 5  2  -

Distance **4.48km**

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

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