

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 or locality and postcode

103 Possumtail Run Merrimu VIC 3340

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 \$1,100,000 & \$1,200,000

*Median sale price

Median price \$ Property type Suburb

Period - From to Source

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
13 Lindsay Avenue Mrerrimu VIC 3340	\$1,250,000	31.08.2021
113 Canopus Circuit Long Forest VIC 3340	\$1,020,000	15.09.2021
9 Bull Mallee Road Long Forest VIC 3340	\$1,160,000	27.01.2022

This Statement of Information was prepared on: 14.10.2022