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Tierney Real Estate Mildura Pty Ltd ABN 59 169 960 301 ACN 169 960 301 J.M. Grogan Licensed Estate Agent

Statement of Information

Single residential property

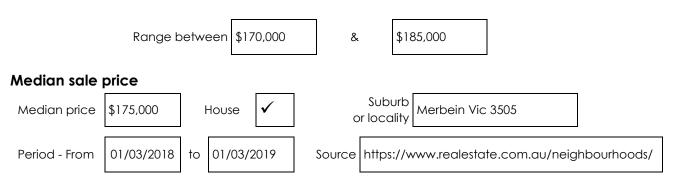
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode 8 O'Bryan Street, Merbein Vic 3505

Indicative selling price

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



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
1 79 CHAFFEY ST, MERBEIN	\$180,000	19/12/2018
2 16 FOSTER STREET, MERBEIN	\$181,500	14/12/2017
3 59 CHAFFEY STREET, MERBEIN	\$185,000	16/10/2017