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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

Range between

\$170,000

&

\$185,000

Median sale price

Median price

\$175,000

House



Suburb
or locality

Merbein Vic 3505

Period - From

01/03/2018

to

01/03/2019

Source

<https://www.realestate.com.au/neighbourhoods/>

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