

## 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

19 PURCELL DRIVE, MERRIJIG, VIC 3723

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$93,000

### Median sale price

Median price

\$170,000

House

Unit

Suburb

MERRIJIG

Period

01 January 2017 to 31 December  
2017

Source

  
pricefinder

### 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
10 MOUNTAIN RISE, MERRIJIG, VIC 3723	\$67,000	09/03/2017
7 MAN CRT, SAWMILL SETTLEMENT, VIC 3723	\$67,000	26/03/2017
40 ROSELLA ST, SAWMILL SETTLEMENT, VIC 3723	\$80,000	25/07/2017