

MIRE

**MANSFIELD
REAL ESTATE**



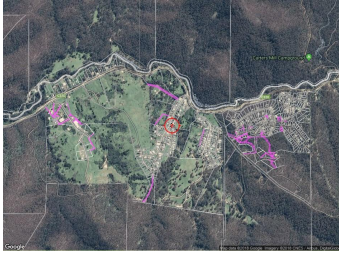
STATEMENT OF INFORMATION

23 ALPINE RIDGE DRIVE, MERRIJIG, VIC

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

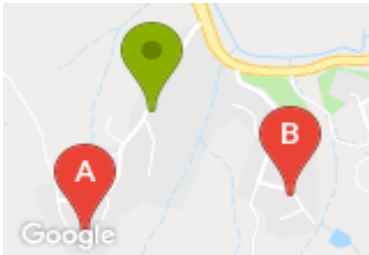
Section 47AF of the Estate Agents Act 1980

**23 ALPINE RIDGE DRIVE, MERRIJIG, VIC**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$159,000**

MEDIAN SALE PRICE

**MERRIJIG, VIC, 3723**

Suburb Median Sale Price (Vacant Land)

\$313,500

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**7 LIGHTWOOD CRT, MERRIJIG, VIC 3723**

Sale Price

\$145,790

Sale Date: 17/01/2018

Distance from Property: 495m

**28 PURCELL DR, MERRIJIG, VIC 3723**

Sale Price

***\$92,500**

Sale Date: 17/05/2018

Distance from Property: 541m



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

23 ALPINE RIDGE DRIVE, MERRIJIG, VIC

Indicative selling price

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

Single Price:

\$159,000

Median sale price

Median price

\$313,500

House

Unit


Suburb

MERRIJIG

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|-------------------------------------|-----------|--------------|
| 7 LIGHTWOOD CRT, MERRIJIG, VIC 3723 | \$145,790 | 17/01/2018 |
| 28 PURCELL DR, MERRIJIG, VIC 3723 | *\$92,500 | 17/05/2018 |