

# 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

6 Surgey Street, Merbein VIC 3505

### Indicative selling price

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

range between

\$240,000

&

\$262,000

### Median sale price

Median price

\$302,500

Property type

House

Suburb

Merbein

Period - From

1 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales

- B** 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.

This Statement of Information was prepared on:

24 April 2024