

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

16 Third Street, Merbein VIC 3505

Indicative selling price

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

or range between \$235,000 & \$245,000

Median sale price

Median price

\$200,500

Property type

House

Suburb

Merbein

Period - From

1/4/19

to

28/4/20

Source

Hometrack Aust.

Comparable property sales

A* 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. 120 Chaffey Street, Merbein	\$266,000	24/3/20
2. 2 Commercial Street, Merbein	\$210,000	7/11/19
3. 242 Commercial Street, Merbein	\$241,000	22/5/19

This Statement of Information was prepared on: 19/05/20