

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

8 Chislett Crescent, Merbein VIC 3505

Indicative selling price

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

Single price

\$169,750

&

Median sale price

Median price

\$189,750

Property type

House

Suburb

Merbein

Period - From

1/9/19

to

29/9/20

Source

Realestate.com

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. 4 Chislett Crescent, Merbein	\$168,000	22/7/20
2. 20 Sanders Street, Merbein	\$168,000	20/6/20
3. 39 Game Street, Merbein	\$167,500	27/3/20

This Statement of Information was prepared on:

28/10/20