

# 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 and  
postcode 23 Channel Road, Merbein, VIC 3505

### Indicative selling price

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

Price Range

\$339,000

&

\$369,000

### Median sale price

Median price

\$327,500

Property Type

House

Suburb

Merbein (3505)

Period - From

01/01/2023

to

31/12/2023

Source

pricefinder

### 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
11 RAILWAY AVENUE, MERBEIN VIC 3505	\$330,000	15/05/2022
65 GAME STREET, MERBEIN VIC 3505	\$380,000	05/10/2022
201 COMMERCIAL STREET, MERBEIN VIC 3505	\$320,000	07/06/2022

This Statement of Information was prepared on: 01/02/2023