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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

22 Box Street, Merbein, VIC 3505
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### Indicative selling price

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

range between

\$160,000
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&

\$176,000
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### Median sale price

Median house price

\$198,000
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Suburb or  
locality

Merbein, VIC 3505
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Period - From

01 July 2016
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to

30 June 2017
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Source

Property Data Solutions Pty Ltd 2017 <a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a>
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### Comparable property sales

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
170 Commercial Street, Merbein, VIC 3505	\$160,002	11/01/2017
146 Commercial Street, Merbein, VIC 3505	\$175,000	30/06/2017
10 OBryan Street, Merbein, VIC 3505	\$159,000	14/02/2017