
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

167 Commercial Street, Merbein

Indicative selling price

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

Single price

\$92,500

Median sale price

Median house price

\$179,000

Suburb or locality

Merbein

Period - From

01/04/2016

to

31/03/2017

Source

Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au
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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
1. 203 Commercial Street, Merbein	\$95,500	03/11/2016
2. 20 OBryan Street, Merbein	\$85,000	02/12/2016
3. 207 Commercial Street, Merbein	\$118,000	29/09/2016

Property data source: Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au. Generated on 22 May 2017.