

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

63 Yelta Road, Merbein Vic 3500

Indicative selling price

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

range between \$340,000

&

\$370,000

Median sale price

Median price

\$197,900

Property type

House

Suburb

Merbein

Period - From

1 Nov 2019

to

31 Oct 2020

Source

Corelogic

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

1 191 Third Street, Merbein Vic 3505	\$375,000	15/07/2020
2 548 Paschendale Avenue, Merbein West Vic 3505	\$380,000	20/12/2019
3 49 River Avenue, Merbein Vic 3505	\$381,000	14/10/2019

This Statement of Information was prepared on: 16 November 2020