

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

3 Keating Close, Merbein Vic 3505

Indicative selling price

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

range between \$499,000

&

\$548,000

Median sale price

Median price

\$316,750

Property type

House

Suburb

Merbein

Period - From

1 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 10 Murrayview Court, Merbein Vic 3505	\$530,250	06/07/2022
2	\$	
3	\$	

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 1 February 2023