

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 39 Cowanna Avenue South, Merbein South, Vic 3505

Indicative selling price

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

Single price \$* or range between \$790,000 & \$860,000

Median sale price

Median price \$210,000 Property type House Suburb Merbein

Period - From 1/5/20 to 28/5/21 Source Realestate.com

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

This Statement of Information was prepared on: 17/6/21