

## 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 and  
postcode

21 HOCKING COURT MERBEIN VIC 3505

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$115,000

&

\$125,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$130,000

Property type

Land

Suburb

Merbein

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

3 WATERWHEEL CRESCENT MERBEIN VIC 3505	\$120,000	25-Mar-24
5 WATERWHEEL CRESCENT MERBEIN VIC 3505	\$125,000	01-Mar-24
10 BOTTLE TREE DRIVE MERBEIN VIC 3505	\$129,950	28-Jun-23

OR

**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: 29 July 2024

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**3 WATERWHEEL CRESCENT  
MERBEIN VIC 3505**

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Sold Price **\$120,000** Sold Date **25-Mar-24**

Distance **0.97km**



**5 WATERWHEEL CRESCENT  
MERBEIN VIC 3505**

 -  -  -

Sold Price **\$125,000** Sold Date **01-Mar-24**

Distance **0.97km**



**10 BOTTLE TREE DRIVE MERBEIN  
VIC 3505**

 -  -  -

Sold Price **\$129,950** Sold Date **28-Jun-23**

Distance **1.02km**

RS = Recent sale      UN = Undisclosed Sale

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