

# 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

17 Smith Street, Merbein VIC 3505

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

range between

\$235,000

&

\$255,000

### Median sale price

Median price

\$121,500

Property type

Land

Suburb

Merbein

Period - From

1 Sept 2022

to

31 Aug 2023

Source

Corelogic

### Comparable property sales

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:

4 September 2023