

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

	Price range	\$320,000	&	\$350,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$81,000	*Land	☒	*unit		Suburb or locality	MERBEIN
Period - From	01.07.2018	to	30.06.2019	Source	PRICEFINDER		

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.