

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 140 Channel Inlet Road, Murchison VIC 3610

Indicative selling price

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

Single price \$200,000.00

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$90,000.00

*Land ☒

Suburb Murchinson

Period - From Jan 2017

to Dec 2017

Source pricefinder

Comparable property sales

Address of comparable property	Price	Date of sale
1. 70 Harriman Road, Waranga Shores	\$147,250	23 Sep 2016
2. 420 Channel Inlet Road, Waranga Shores	\$230,000	06 Dec 2017
3. Harriman Road, Waranga Shores	\$130,000	19 May 2017