



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**61 Chaffey Street,  
MERBEIN 3505**

House



4 beds



1 bath



1 parking

### Indicative selling price

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

**Range \$165,000 - \$180,000**

### Median sale price

Median **House** for **MERBEIN** for period **Apr 2017 - Apr 2018**

Sourced from **RP Data**.

**\$175,000**

### Comparable property sales

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 the most comparable to the property for sale.

**59 Chaffey Street,**  
Merbein 3505

**Price \$185,000** Sold 16  
October 2017

**72 Chaffey Street,**  
Merbein 3505

**Price \$176,000** Sold 12  
September 2017

**146 Commercial Street,**  
Merbein 3505

**Price \$175,000** Sold 17 June  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

#### Burns & Co

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#### Contact agents

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**Burns & Co**