

## 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

124 WILD DOG ROAD MERRIJIG VIC 3723

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Merrijig

Period-from

01 Nov 2022

to

31 Oct 2023

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

5 HOWQUA TRACK MERRIJIG VIC 3723	\$1,350,000	13-Apr-23
14 HOWQUA TRACK MERRIJIG VIC 3723	\$2,000,000	18-Oct-23
22 HOWQUA TRACK MERRIJIG VIC 3723	\$900,000	26-Oct-22

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.~~

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**5 HOWQUA TRACK MERRIJIG VIC 3723**

Sold Price

**\$1,350,000**

Sold Date

**13-Apr-23**

 3  2  -

Distance

**1.49km**



**14 HOWQUA TRACK MERRIJIG VIC 3723**

Sold Price

<sup>RS</sup>

**\$2,000,000**

Sold Date

**18-Oct-23**

 4  2  8

Distance

**1.56km**



**22 HOWQUA TRACK MERRIJIG VIC 3723**

Sold Price

**\$900,000**

Sold Date

**26-Oct-22**

 -  -  -

Distance

**1.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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