

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

2175 MT BULLER ROAD MERRIJIG VIC 3723

Indicative selling price

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

Single Price

\$2,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Merrijig

Period-from

01 Apr 2022

to

31 Mar 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

2141 MT BULLER ROAD MERRIJIG VIC 3723	\$2,700,000	12-Oct-21

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.

This Statement of Information was prepared on: 26 April 2023

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**2141 MT BULLER ROAD MERRIJIG
VIC 3723**

 4  4  4

Sold Price **\$2,700,000** Sold Date **12-Oct-21**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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