## 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

64 POSSUMTAIL RUN MERRIMU VIC 3340

### Indicative selling price

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

Single Price	or range between	\$1,575,000	&	\$1,595,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

#### 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 STREETON DRIVE MERRIMU VIC 3340	\$1,306,000	02-Feb-25
	150 HOPETOUN PARK ROAD HOPETOUN PARK VIC 3340	\$1,875,000	26-Jul-25
	268 LONG FOREST ROAD LONG FOREST VIC 3340	\$1,530,000	11-Apr-24

#### 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: 03 November 2025





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5 STREETON DRIVE MERRIMU VIC Sold Price 3340

**\$1,306,000** Sold Date **02-Feb-25** 

Distance 1.7km



**HOPETOUN PARK VIC 3340** 

**=** -

150 HOPETOUN PARK ROAD

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**-**

Sold Price

\$1,875,000 Sold Date 26-Jul-25

Distance 3.81km



268 LONG FOREST ROAD LONG **FOREST VIC 3340** 

Sold Price

\$1,530,000 Sold Date 11-Apr-24

**=** 4

₽ 4

\$ 3

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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