

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 or
locality and postcode

72 Myall Lane, Merbein VIC 3505

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$495,000

&

\$544,500

Median sale price

Median price

\$312,500

Property type

House

Suburb

Merbein

Period - From

1 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales

- 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
1 31 Reilly Street, Merbein VIC 3505	\$500,000	01/07/2024
2 70 Myall Lane, Merbein VIC 3505	\$505,000	24/07/2024
3 91 Seventeenth Street, Cabarita VIC 3505	\$505,000	08/01/2025

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: 29 April 2025