

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

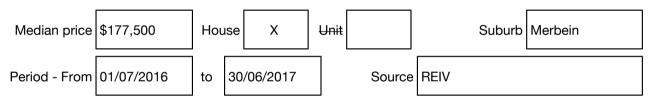
Address Including suburb and postcode

Indicative selling price

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

 Range between
 \$77,000
 &
 \$84,700

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	lot 19 Murrayview Ct MERBEIN 3505	\$77,000	06/07/2017
2	lot 18 Murrayview Ct MERBEIN 3505	\$77,000	22/05/2017
3	lot 5 Murrayview Ct MERBEIN 3505	\$77,000	13/06/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Paul Modica Real Estate | P: 03 5023 1400 | F: 03 5023 1766

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Lot 3 Murrayview Court, Merbein Vic 3505







Rooms: Property Type: Agent Comments Paul Modica 03 5023 1400 0409 331 166 paulmodica@bigpond.com

Indicative Selling Price \$77,000 - \$84,700 Median House Price Year ending June 2017: \$177,500

Comparable Properties

Iot 19 Murrayview Ct MERBEIN 3505 (REI) Image: Price: Price: \$77,000 Method: Private Sale Date: 06/07/2017 Rooms: - Property Type: Land Land Size: 1121 sqm approx	Agent Comments
Iot 18 Murrayview Ct MERBEIN 3505 (REI) Image: 1 Image: 1 Image: 1 Image: 1	Agent Comments
Iot 5 Murrayview Ct MERBEIN 3505 (REI) Image: 1 Image: 1 Price: \$77,000 Method: Private Sale Date: 13/06/2017 Rooms: - Property Type: Land Land Size: 1278 sqm approx	Agent Comments

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