

## 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

Lot 12 Murrayview Court, Merbein Vic 3505

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$77,000

&

\$84,700

#### Median sale price

Median price \$192,000

House

X

Unit

Suburb or locality

Merbein

Period - From 01/01/2018

to 31/12/2018

Source REIV

#### 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 eighteen 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 4 Murrayview Ct MERBEIN 3505	\$83,000	22/09/2017
2	lot 20 Murrayview Ct MERBEIN 3505	\$82,500	03/03/2018
3	lot 8 Murrayview Ct MERBEIN 3505	\$80,000	14/11/2017

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 eighteen months.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$77,000 - \$84,700  
**Median House Price**  
Year ending December 2018: \$192,000

## Comparable Properties

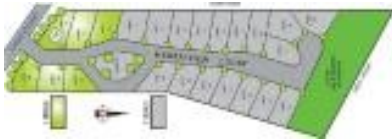


lot 4 Murrayview Ct MERBEIN 3505 (REI)

Agent Comments



**Price:** \$83,000  
**Method:** Private Sale  
**Date:** 22/09/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1294 sqm approx



lot 20 Murrayview Ct MERBEIN 3505 (REI)

Agent Comments



**Price:** \$82,500  
**Method:** Private Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1226 sqm approx



lot 8 Murrayview Ct MERBEIN 3505 (REI)

Agent Comments



**Price:** \$80,000  
**Method:** Private Sale  
**Date:** 14/11/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1184 sqm approx