

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 &

Median sale price

Median price House Unit Suburb
Period - From to Source

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.

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



Rooms:
Property Type:
Agent Comments

Comparable Properties



lot 19 Murrayview Ct MERBEIN 3505 (REI) Agent Comments



Price: \$77,000
Method: Private Sale
Date: 06/07/2017
Rooms: -
Property Type: Land
Land Size: 1121 sqm approx



lot 18 Murrayview Ct MERBEIN 3505 (REI) Agent Comments



Price: \$77,000
Method: Private Sale
Date: 22/05/2017
Rooms: -
Property Type: Land
Land Size: 1180 sqm approx



lot 5 Murrayview Ct MERBEIN 3505 (REI) Agent Comments



Price: \$77,000
Method: Private Sale
Date: 13/06/2017
Rooms: -
Property Type: Land
Land Size: 1278 sqm approx