

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 15 Murrayview Court, Merbein Vic 3505

Indicative selling price

For the meaning of this price see 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 20 Murrayview Ct MERBEIN 3505	\$82,500	03/03/2018
2	8 Murrayview Ct MERBEIN 3505	\$80,000	04/09/2017
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 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

8 Murrayview Ct MERBEIN 3505 (VG)

Agent Comments



Price: \$80,000
Method: Sale
Date: 04/09/2017
Rooms: -
Property Type: Land
Land Size: 1184 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