

# 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

17 Smith Street, 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 \$105,000

&

\$115,500

### Median sale price

Median price \$212,500

Property Type House

Suburb Merbein

Period - From 01/07/2018

to

30/06/2019

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 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	lot 12 Murrayview Ct MERBEIN 3505	\$85,000	09/05/2019
2	lot 13 Murrayview Ct MERBEIN 3505	\$82,000	18/04/2019
3	19 Murrayview Ct MERBEIN 3505	\$81,000	10/10/2018

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:

20/09/2019 11:17



**Property Type:** Land  
**Land Size:** 1001 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$105,000 - \$115,500  
**Median House Price**  
Year ending June 2019: \$212,500



There are no recent comparable sales for vacant land with a shed, so I have included purely vacant land of approximate size.

## Comparable Properties



### lot 12 Murrayview Ct MERBEIN 3505 (REI)

Agent Comments



**Price:** \$85,000  
**Method:** Private Sale  
**Date:** 09/05/2019  
**Property Type:** Land  
**Land Size:** 1331 sqm approx



### lot 13 Murrayview Ct MERBEIN 3505 (REI)

Agent Comments



**Price:** \$82,000  
**Method:** Private Sale  
**Date:** 18/04/2019  
**Property Type:** Land  
**Land Size:** 1245 sqm approx

### 19 Murrayview Ct MERBEIN 3505 (VG)

Agent Comments



**Price:** \$81,000  
**Method:** Sale  
**Date:** 10/10/2018  
**Property Type:** Land  
**Land Size:** 1210 sqm approx