

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

158 Second Street, Merbein Vic 3505

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$81,500 Property Type Vacant land Suburb Merbein

Period - From 07/02/2019 to 06/02/2020 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	95 Chaffey St MERBEIN 3505	\$450,000	13/05/2019
2	Cyprus Av MERBEIN 3505	\$410,000	07/12/2018
3	Third St MERBEIN 3505	\$250,000	07/09/2018

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:

07/02/2020 11:45



Property Type:

Agent Comments

Comparable Properties



95 Chaffey St MERBEIN 3505 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 13/05/2019

Property Type: Land

Land Size: 74549 sqm approx

Cyprus Av MERBEIN 3505 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 07/12/2018

Property Type: Vines (Rur)

Land Size: 75776 sqm approx

Third St MERBEIN 3505 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 07/09/2018

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 131733 sqm approx