Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

_ot 45 Chaffey Street, Merbein Vic 3505
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Indicative selling price

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

Single price	\$85,000

Median sale price

Median price	\$105,000	Pro	perty Type	Vaca	ant land		Suburb	Merbein
Period - From	03/08/2019	to	02/08/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	17 Smith St MERBEIN 3505	\$105,000	11/11/2019
2	lot 9 Murrayview Ct MERBEIN 3505	\$85,000	23/09/2019
3	13 Game St MERBEIN 3505	\$80,000	20/03/2019

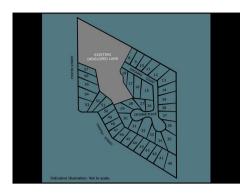
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	03/08/2020 16:17









Indicative Selling Price \$85,000 **Median Land Price** 03/08/2019 - 02/08/2020: \$105,000

Comparable Properties



17 Smith St MERBEIN 3505 (REI/VG)

Price: \$105,000 Method: Sold Before Auction

Date: 11/11/2019 Property Type: Land

Land Size: 1233 sqm approx

Agent Comments



lot 9 Murrayview Ct MERBEIN 3505 (REI)

Price: \$85,000

Method: Private Sale Date: 23/09/2019

Land Size: 1143 sqm approx

Property Type: Land

Agent Comments



13 Game St MERBEIN 3505 (VG)

Price: \$80,000 Method: Sale Date: 20/03/2019 Property Type: Land

Land Size: 1025 sqm approx

Agent Comments

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