

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 45 Chaffey Street, Merbein Vic 3505

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

Property Type Vacant land

Suburb Merbein

Period - From 03/08/2019

to 02/08/2020

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	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 comparable properties 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



Property Type:
Agent Comments

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)

Agent Comments



Price: \$105,000
Method: Sold Before Auction
Date: 11/11/2019
Property Type: Land
Land Size: 1233 sqm approx



lot 9 Murrayview Ct MERBEIN 3505 (REI)

Agent Comments



Price: \$85,000
Method: Private Sale
Date: 23/09/2019
Property Type: Land
Land Size: 1143 sqm approx



13 Game St MERBEIN 3505 (VG)

Agent Comments



Price: \$80,000
Method: Sale
Date: 20/03/2019
Property Type: Land
Land Size: 1025 sqm approx