

# 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 46 Chaffey 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)

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 16:24



**Property Type:**

Agent Comments

## 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