Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| Lot 49 Chaffey Street, Merbein Vic 3505 |
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Indicative selling price

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

13 Game St MERBEIN 3505

Median sale price

| Median price | \$105,000 | Pro | perty Type | Vacant | t land | | Suburb | Merbein |
|---------------|------------|-----|------------|--------|--------|------|--------|---------|
| Period - From | 03/08/2019 | to | 02/08/2020 | | Sou | 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 |

OR

3

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 16:44 |
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\$80,000

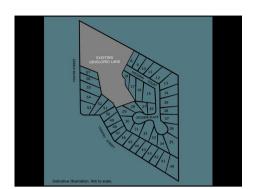


20/03/2019



Paul Modica 03 5023 1400 0409 331 166 paulmodica@bigpond.com

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)

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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)

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

Land Size: 1143 sqm approx

Agent Comments



13 Game St MERBEIN 3505 (VG)

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6

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

Land Size: 1025 sqm approx

Agent Comments

Account - Paul Modica Real Estate | P: 03 5023 1400 | F: 03 5023 1766



