## 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	Lot 51 Chaffey Street, Merbein Vic 3505
Including suburb or	•
locality and postcode	

#### Indicative selling price

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

Single price	\$85,000
omigio prico	φοσ,σσσ

#### 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.

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.

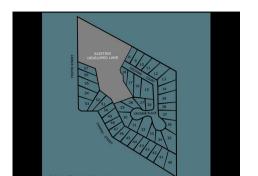
This Statement of Information was prepared on:	03/08/2020 16:54





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)

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 Property Type: Land

Land Size: 1143 sqm approx

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

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



