

# 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 56 Foster 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 \$87,500

### Median sale price

Median price \$105,000

Property Type Vacant land

Suburb Merbein

Period - From 04/08/2019

to 03/08/2020

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:

04/08/2020 11:17



**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