

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

13 SURGEY STREET, MERBEIN

Indicative selling price

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

Single price

\$

or range between

\$195,000

&

\$214,500

Median sale price

Median price

\$206,000

Property type

HOUSE

Suburb

MERBEIN

Period - From

1/01/2021

to

31/01/2021

Source

Corelogic

Comparable property sales

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. 10 Sanders Street Merbein	\$200,000	09/09/2020
2. 170 Commercial Street Merbein	\$206,000	29/04/2020
3. 61 Game Street Merbein	\$230,000	02/07/2020

This Statement of Information was prepared on: 14/04/2021