

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 1231 Sturt Highway, Merbein South, VIC 3505

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$299,000

&

\$328,900

### Median sale price

Median price

\$342,500

Property Type

House

Suburb

Merbein South (3505)

Period - From

01/04/2020

to

31/03/2021

Source

pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
63 YELTA ROAD, MERBEIN VIC 3505	\$355,200	11/01/2021
258 RIVER AVENUE, BIRDWOODTON VIC 3505	\$409,000	10/06/2020
1033 PASCHENDALE AVENUE, MERBEIN SOUTH VIC 3505	\$370,000	18/12/2019

This Statement of Information was prepared on: 26/04/2021