

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 and postcode 24 Commercial Street, Merbein, VIC 3505

Indicative selling price

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

Price Range

\$227,000

&

\$249,000

Median sale price

Median price

\$240,000

Property Type

House

Suburb

Merbein (3505)

Period - From

01/04/2021

to

31/03/2022

Source

pricefinder

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
29 BOX STREET, MERBEIN VIC 3505	\$241,000	14/07/2021
23 MAIN AVENUE, MERBEIN VIC 3505	\$252,100	14/02/2022
8 CHISLETT CRESCENT, MERBEIN VIC 3505	\$225,000	07/10/2021

This Statement of Information was prepared on: 13/04/2022