

## 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

196 MENA ROAD BIRDWOODTON VIC 3505

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
371 RIVER AVENUE MERBEIN SOUTH VIC 3505	\$300,000	30-May-23
37 WALTERS DRIVE MERBEIN VIC 3505	\$323,000	09-Dec-22
170 COMMERCIAL STREET MERBEIN VIC 3505	\$310,000	30-Jan-23

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: 29 January 2024

**371 RIVER AVENUE MERBEIN  
SOUTH VIC 3505**

3 1 1

Sold Price **\$300,000** Sold Date **30-May-23**Distance **0.19km****37 WALTERS DRIVE MERBEIN VIC  
3505**

3 1 2

Sold Price **\$323,000** Sold Date **09-Dec-22**Distance **2.32km****170 COMMERCIAL STREET  
MERBEIN VIC 3505**

3 1 2

Sold Price **\$310,000** Sold Date **30-Jan-23**Distance **3.2km**

RS = Recent sale

UN = Undisclosed Sale

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