

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

70 Myall Lane, Merbein VIC 3505

Indicative selling price

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

range between \$450,000 & \$495,000

Median sale price

Median price \$307,500 Property type House Suburb Merbein

Period - From 1 Jul 2023 to 30 Jun 2024 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 32 Norman Road, Merbein West VIC 3505	\$470,000	10/04/2024
2 228 Sixth Street, Merbein VIC 3505	\$435,000	12/07/2023
3 499 Paschendale Avenue, Merbein VIC 3505	\$445,000	18/07/2023

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: 9 July 2024