

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

9 Smith Street, Merbein VIC 3505

Indicative selling price

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

range between \$350,000 & \$385,000

Median sale price

Median price \$320,000 Property type House Suburb Merbein

Period - From 1 Nov 2022 to 31 Oct 2023 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 15 Commercial Street, Merbein VIC 3505	\$385,000	24/07/2023
2 25 Third Street, Merbein VIC 3505	\$370,000	27/10/2022
3 23 Channel Road, Merbein VIC 3505	\$370,000	14/02/2023

This Statement of Information was prepared on: 28 November 2023