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	50 Box Street, Merbein, VIC 3505

Indicative selling price

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

Price Range	$390,000	&	$425,000

Median sale price

Median price	$310,000	Property Type	House	Suburb	Merbein (3505)
Period - From	01/09/2023	to	31/08/2024	Source	PROPTRACK

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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
107 GAME STREET, MERBEIN VIC 3505	$395,000	24/01/2024
81 CHAFFEY PARK DRIVE, MERBEIN VIC 3505	$390,000	30/04/2024
3 COMB STREET, MERBEIN VIC 3505	$396,500	25/04/2024

This Statement of Information was prepared on: 24/09/2024

AREA SPECIALIST