

Mansfield DPG Sales Team

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## House Offered for Sale

20 Alpine Ridge Drive Merrijig VIC 3723

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

## Median Sale Price

\$344,000 Houses in Merrijig between Jun 2016 - May 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**1 Telemark Court Merrijig VIC 3723** Sold Price - Sold Date **24-Feb-17**  
Distance **0.42km**

 2  1  2



**38 Alpine Ridge Drive Merrijig VIC 3723** Sold Price **\$560,000** Sold Date **19-Jan-17**  
Distance **0.22km**

 3  2  3



**51 Alpine Ridge Drive Merrijig VIC 3723** Sold Price **\$410,000** Sold Date **21-Mar-17**  
Distance **0.47km**

 3  2  2

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