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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

17 First Street, Merbein, VIC 3505
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### Indicative selling price

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

range between

\$385,000
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 & 

\$420,000
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### Median sale price

Median House price

\$232,500
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Suburb or  
locality

Merbein, VIC 3505
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Period - From

01/10/2016
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 to 

30/09/2017
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Source

Property Data Solutions Pty Ltd 2017 <a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a>
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### Comparable property sales

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.

Property data source: Property Data Solutions Pty Ltd 2017 [www.pricefinder.com.au](http://www.pricefinder.com.au). Generated on 24 October 2017.