

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 ALPINE RIDGE DRIVE, MERRIJIG, VIC**  4  2  2

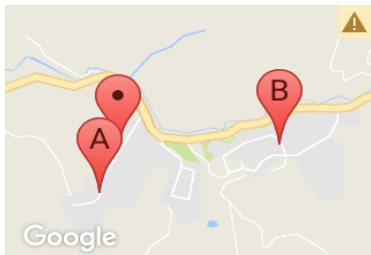
### Indicative Selling Price

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

Single Price: **\$565,000**

Provided by: Mansfield DPG Sales Team, District Property Group

## MEDIAN SALE PRICE



**MERRIJIG, VIC, 3723**

Suburb Median Sale Price (House)

**\$495,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**52 ALPINE RIDGE DR, MERRIJIG, VIC 3723**  4  4  2

Sale Price

**\$495,000**

Sale Date: 17/08/2017

Distance from Property: 335m 



**3 CHRISTENSEN ST, SAWMILL SETTLEMENT,**  3  2  1

Sale Price

**\$480,000**

Sale Date: 31/08/2017

Distance from Property: 1.1km 

This report has been compiled on 22/12/2017 by District Property Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

20 ALPINE RIDGE DRIVE, MERRIJIG, VIC 3723

### Indicative selling price

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

Single Price:

\$565,000

### Median sale price

Median price

\$495,000

House

Unit

Suburb

MERRIJIG

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### 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.

| Address of comparable property                 | Price     | Date of sale |
|--|-----------|--------------|
| 52 ALPINE RIDGE DR, MERRIJIG, VIC 3723         | \$495,000 | 17/08/2017   |
| 3 CHRISTENSEN ST, SAWMILL SETTLEMENT, VIC 3723 | \$480,000 | 31/08/2017   |