



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 12 Third Street, MERBEIN 3505

House



3 beds



1 baths



1 parking

### Indicative selling price

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

**Range \$130,000 - \$143,000**

### Median sale price

Median **House** for **MERBEIN** for period **Jan 2017 - Dec 2017**

Sourced from **pricefinder**.

**\$225,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**103 Game Street,**  
Merbein 3505

Price **\$165,000** Sold 03  
November 2017

**16 Commercial Street,**  
Merbein 3505

Price **\$150,000** Sold 12  
September 2017

**31 Main Avenue,**  
Merbein 3505

Price **\$150,000** Sold 12  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

### Contact agents

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**RayWhite**