
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

7 O'Bryan Street, Merbein, VIC 3505

Indicative selling price

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

Single price

\$168,000

Median sale price

Median House price

\$174,000

Suburb or locality

Merbein, VIC 3505

Period - From

Apr 2017

to

Mar 2018

Source

CoreLogic

Comparable property sales

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
63 Box Street, Merbein, VIC 3505	\$174,000	16 Nov 2017
141 Game Street, Merbein, VIC 3505	\$165,000	28 Jun 2017
170 Commercial Street, Merbein, VIC 3505	\$160,002	11 Jan 2017