

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 MORRISSEY STREET, MERRIGUM, VIC

3 bedrooms, 1 bathroom, 1 car space

Indicative Selling Price

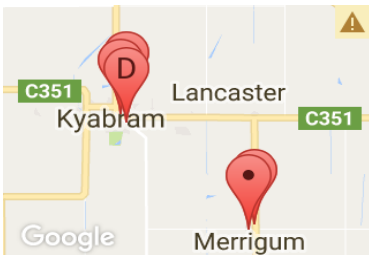
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$135,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



MERRIGUM, VIC, 3618

Suburb Median Sale Price (House)

\$197,500

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



13 MACKIE ST, KYABRAM, VIC 3620

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$127,000

Sale Date: 03/03/2017

Distance from Property: 9.6km



81 EDIS ST, KYABRAM, VIC 3620

3 bedrooms, 1 bathroom, 2 car spaces

Sale Price

\$133,000

Sale Date: 17/06/2016

Distance from Property: 9.7km



137 WAVERLEY AVE, MERRIGUM, VIC 3618

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$125,000

Sale Date: 05/04/2016

Distance from Property: 427m



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Hinchliffe & Greed
REAL ESTATE



30 BREEN AVE, KYABRAM, VIC 3620

 2  1  1

Sale Price

\$130,000

Sale Date: 27/01/2017

Distance from Property: 9km



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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

74 MORRISSEY STREET, MERRIGUM, VIC 3618

Indicative selling price

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

Single Price:

\$135,000

Median sale price

Median price

\$197,500

House

X

Unit


Suburb

MERRIGUM

Period

01 July 2016 to 30 June 2017

Source



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
13 MACKIE ST, KYABRAM, VIC 3620	\$127,000	03/03/2017
81 EDIS ST, KYABRAM, VIC 3620	\$133,000	17/06/2016
137 WAVERLEY AVE, MERRIGUM, VIC 3618	\$125,000	05/04/2016
30 BREEN AVE, KYABRAM, VIC 3620	\$130,000	27/01/2017