

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 11 Merlyn Street, MARIBYRNONG 3032

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 \$900,000 - \$950,000**

### Median sale price

Median **House** for **MARIBYRNONG** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$969,000**

### Comparable property sales

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

**47 Creswick Street,**  
Footscray 3011

Price **\$908,000** Sold 20 July  
2019

**21 Stanhope Street,**  
West Footscray 3012

Price **\$945,000** Sold 01 June  
2019

**24 Marsh Street,**  
Maidstone 3012

Price **\$950,000** Sold 22  
August 2019

This Statement of Information was prepared on 20th Nov 2019

### 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.

### Ray White Seddon

156 Victoria Street,  
Seddon VIC 3011

### Contact agents



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**RayWhite**