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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

76 Chaffey Park Drive Merbein VIC 3505

 3  1  2

## Indicative Selling Price

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

Range between \$215,000 &amp; \$235,000

## Median Sale Price

\$180,000 Houses in Merbein between 01 Aug 2018 - 31 Jul 2019

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.


**4 Chaffey Park Drive Merbein VIC 3505**
 3  1  2

Sold Price

**\$235,000**

Sold Date

**31-Aug-18**

Distance

**0.45km**

**45 Flamingo Drive Mildura VIC 3500**
 3  1  2

Sold Price

**\$225,000**

Sold Date

**26-Jul-18**

Distance

**7.61km**

**178 Ontario Avenue Mildura VIC 3500**
 3  1  2

Sold Price

**\$225,000**

Sold Date

**17-Jan-19**

Distance

**7.75km**

RS = Recent sale

UN = Undisclosed Sale

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