



STATEMENT OF INFORMATION

21 MAIN AVENUE N, MERBEIN, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 MAIN AVENUE N, MERBEIN, VIC 3505

 3  1  2

Indicative Selling Price

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

Price Range: **\$205,000 to \$215,000**

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$225,000

01 October 2016 to 30 September 2017

Provided by: 

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.



289 PASCHENDALE AVE, MERBEIN, VIC 3505

 4  1  2

Sale Price

***\$310,000**

Sale Date: 25/08/2017

Distance from Property: 4km



102 CHAFFEY ST, MERBEIN, VIC 3505

 3  1  2

Sale Price

***\$225,000**

Sale Date: 07/08/2017

Distance from Property: 1.1km



146 COMMERCIAL ST, MERBEIN, VIC 3505

 3  1  1

Sale Price

***\$175,000**

Sale Date: 30/06/2017

Distance from Property: 651m



This report has been compiled on 16/10/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

21 MAIN AVENUE N, MERBEIN, VIC 3505

Indicative selling price

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Price Range:

\$205,000 to \$215,000

Median sale price

Median price

\$225,000

House

X

Unit


Suburb

MERBEIN

Period

01 October 2016 to 30 September 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
289 PASCHENDALE AVE, MERBEIN, VIC 3505	*\$310,000	25/08/2017
102 CHAFFEY ST, MERBEIN, VIC 3505	*\$225,000	07/08/2017
146 COMMERCIAL ST, MERBEIN, VIC 3505	*\$175,000	30/06/2017