

STATEMENT OF INFORMATION

21 MAIN AVENUE N, MERBEIN, VIC 3505 PREPARED BY MILDURA & DISTRICT REAL ESTATE

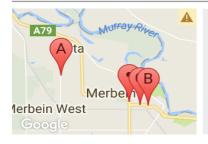


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

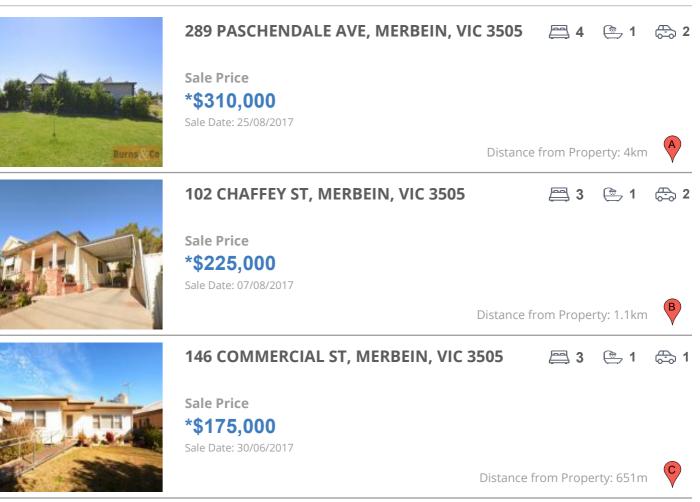
\$225,000

01 October 2016 to 30 September 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.



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

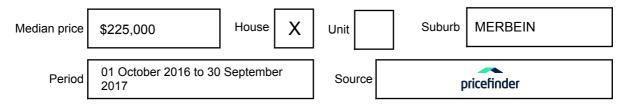
Indicative selling price

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

Price Range:

\$205,000 to \$215,000

Median sale price



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 |

