

STATEMENT OF INFORMATION

142 COMMERCIAL STREET, MERBEIN, VIC 3505
PREPARED BY JO PILKINGTON, MILDURA & DISTRICT REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



142 COMMERCIAL STREET, MERBEIN, VIC 🕮 3 🕒 1 🚓 1







Indicative Selling Price

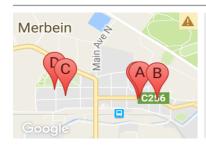
For the meaning of this price see consumer.vic.au/underquoting

199,000

Single Price:

Provided by: Roger Walder, Mildura & District Real Estate

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$194,000

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.



146 COMMERCIAL ST, MERBEIN, VIC 3505







Sale Price

*\$175,000

Sale Date: 30/06/2017

Distance from Property: 30m





170 COMMERCIAL ST, MERBEIN, VIC 3505









Sale Price

\$160,002

Sale Date: 11/01/2017

Distance from Property: 267m





29 COMMERCIAL ST, MERBEIN, VIC 3505







Sale Price

\$225,000

Sale Date: 29/07/2016

Distance from Property: 990m







16 BOX ST, MERBEIN, VIC 3505





Sale Price \$170,000 Sale Date: 06/07/2016

Distance from Property: 1.1km



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	142 COMMERCIAL STREET, MERBEIN, VIC 3505
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Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/underq	uotin
Single Price:	199,000	

Median sale price

Median price	\$194,000	House	X	Unit		Suburb	MERBEIN	
Period	01 July 2016 to 30 June 2017			Source	ce	p	ricefinder	

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
146 COMMERCIAL ST, MERBEIN, VIC 3505	*\$175,000	30/06/2017
170 COMMERCIAL ST, MERBEIN, VIC 3505	\$160,002	11/01/2017
29 COMMERCIAL ST, MERBEIN, VIC 3505	\$225,000	29/07/2016
16 BOX ST, MERBEIN, VIC 3505	\$170,000	06/07/2016

