



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

Single Price: **199,000**

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: 

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

 3  1  1

Sale Price

***\$175,000**

Sale Date: 30/06/2017

Distance from Property: 30m



170 COMMERCIAL ST, MERBEIN, VIC 3505

 3  1  2

Sale Price

\$160,002

Sale Date: 11/01/2017

Distance from Property: 267m



29 COMMERCIAL ST, MERBEIN, VIC 3505

 3  1  2

Sale Price

\$225,000

Sale Date: 29/07/2016

Distance from Property: 990m



This report has been compiled on 06/07/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



16 BOX ST, MERBEIN, VIC 3505

 **3**  **1**  **2**

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

Indicative selling price

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

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



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