





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 MAIN AVENUE N, MERBEIN, VIC 3505 🕮 4 🕒 2 🚓 2







Indicative Selling Price

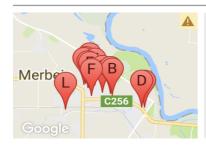
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$240,000 to \$260,000

Provided by: Jo Pilkington, Mildura & District Real Estate

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$183,250

01 April 2017 to 31 March 2018

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.



3 CUPPER GR, MERBEIN, VIC 3505







Sale Price

**\$260,000

Sale Date: 08/01/2018

Distance from Property: 50m





76 CHAFFEY ST, MERBEIN, VIC 3505









Sale Price

**\$257,500

Sale Date: 10/11/2017

Distance from Property: 838m





72 CHAFFEY ST, MERBEIN, VIC 3505







Sale Price

\$176,000

Sale Date: 12/09/2017

Distance from Property: 767m







23 REILLY ST, MERBEIN, VIC 3505







Sale Price

\$225,000

Sale Date: 07/09/2017

Distance from Property: 1.7km





11 RAILWAY AVE, MERBEIN, VIC 3505







Sale Price

\$210,000

Sale Date: 17/08/2017

Distance from Property: 205m





4 RAILWAY AVE, MERBEIN, VIC 3505









Sale Price

\$220,000

Sale Date: 04/08/2017

Distance from Property: 397m





81 CHAFFEY PARK DR, MERBEIN, VIC 3505









Sale Price

\$232,000

Sale Date: 03/08/2017

Distance from Property: 559m





6 TYERS CRT, MERBEIN, VIC 3505







Sale Price

\$245,000

Sale Date: 19/06/2017

Distance from Property: 203m







3 MEREBIN CRT, MERBEIN, VIC 3505 3 MEREBIN CRT, MERBEIN, VIC 3505







Sale Price

\$225,000

Sale Date: 03/04/2017

Distance from Property: 1.8km





27 CHAFFEY ST, MERBEIN, VIC 3505









Sale Price

**\$220,000

Sale Date: 27/11/2017







12 CHAFFEY ST, MERBEIN, VIC 3505









Sale Price

\$223,000

Sale Date: 07/09/2017

Distance from Property: 151m





10 LITCHFIELD ST, MERBEIN, VIC 3505









Sale Price

\$265,000

Sale Date: 24/03/2017

Distance from Property: 902m



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	40 MAIN AVENUE N, MERBEIN, VIC 3505
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Indicative selling price

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

Price Range: \$240,000 to \$260,000

Median sale price

Median price	\$183,250	House	X	Unit	Suburb	MERBEIN
Period	01 April 2017 to 31 March 2018		Source	p	pricefinder	

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
3 CUPPER GR, MERBEIN, VIC 3505	**\$260,000	08/01/2018
76 CHAFFEY ST, MERBEIN, VIC 3505	**\$257,500	10/11/2017
72 CHAFFEY ST, MERBEIN, VIC 3505	\$176,000	12/09/2017
23 REILLY ST, MERBEIN, VIC 3505	\$225,000	07/09/2017

11 RAILWAY AVE, MERBEIN, VIC 3505	\$210,000	17/08/2017
4 RAILWAY AVE, MERBEIN, VIC 3505	\$220,000	04/08/2017
81 CHAFFEY PARK DR, MERBEIN, VIC 3505	\$232,000	03/08/2017
6 TYERS CRT, MERBEIN, VIC 3505	\$245,000	19/06/2017
3 MEREBIN CRT, MERBEIN, VIC 3505	\$225,000	03/04/2017
27 CHAFFEY ST, MERBEIN, VIC 3505	**\$220,000	27/11/2017
12 CHAFFEY ST, MERBEIN, VIC 3505	\$223,000	07/09/2017
10 LITCHFIELD ST, MERBEIN, VIC 3505	\$265,000	24/03/2017