



STATEMENT OF INFORMATION

40 MAIN AVENUE N, MERBEIN, VIC 3505

PREPARED BY JO PILKINGTON, MILDURA & DISTRICT REAL ESTATE

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: 

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

 3  2  2

Sale Price

****\$260,000**

Sale Date: 08/01/2018

Distance from Property: 50m



76 CHAFFEY ST, MERBEIN, VIC 3505

 3  2  2

Sale Price

****\$257,500**

Sale Date: 10/11/2017

Distance from Property: 838m



72 CHAFFEY ST, MERBEIN, VIC 3505

 3  2  1

Sale Price

\$176,000

Sale Date: 12/09/2017

Distance from Property: 767m



This report has been compiled on 04/04/2018 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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23 REILLY ST, MERBEIN, VIC 3505

 3  1  1

Sale Price

\$225,000

Sale Date: 07/09/2017

Distance from Property: 1.7km



11 RAILWAY AVE, MERBEIN, VIC 3505

 3  1  2

Sale Price

\$210,000

Sale Date: 17/08/2017

Distance from Property: 205m



4 RAILWAY AVE, MERBEIN, VIC 3505

 3  1  1

Sale Price

\$220,000

Sale Date: 04/08/2017

Distance from Property: 397m



81 CHAFFEY PARK DR, MERBEIN, VIC 3505

 3  1  2

Sale Price

\$232,000

Sale Date: 03/08/2017

Distance from Property: 559m



6 TYERS CRT, MERBEIN, VIC 3505

 3  1  2

Sale Price

\$245,000

Sale Date: 19/06/2017

Distance from Property: 203m





3 MEREBIN CRT, MERBEIN, VIC 3505

 3  2  2

Sale Price

\$225,000

Sale Date: 03/04/2017

Distance from Property: 1.8km



27 CHAFFEY ST, MERBEIN, VIC 3505

 4  2  1

Sale Price

****\$220,000**

Sale Date: 27/11/2017

Distance from Property: 295m



12 CHAFFEY ST, MERBEIN, VIC 3505

 4  1  2

Sale Price

\$223,000

Sale Date: 07/09/2017

Distance from Property: 151m



10 LITCHFIELD ST, MERBEIN, VIC 3505

 4  2  4

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

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



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