



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 8 Sanders, MERBEIN 3505

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$130,000 - \$140,000**

#### Median sale price

Median **House** for **Merbein** for period **Jan 2019 - Mar 2019**

Sourced from **PR Data Core Logic**.

**\$175,000**

#### Comparable property sales

**24 Sanders,**  
Merbein 3505

**Price \$192,000** Sold 14 May  
2018

The Estate Agent or Agent's Representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months

This Statement of Information was prepared on 17th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PR Data Core Logic.

House

3 beds

1 baths

2 parking

#### Elders Real Estate Mildura

540-548 Benetook Avenue,  
Mildura VIC 3500

#### Contact agents



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