



# STATEMENT OF INFORMATION

3 SMITH STREET, MERBEIN, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 SMITH STREET, MERBEIN, VIC 3505**

 2  1  -

**Indicative Selling Price**

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

**Single Price: 124,500**

## MEDIAN SALE PRICE



**MERBEIN, VIC, 3505**

**Suburb Median Sale Price (House)**

**\$198,000**

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.



**6 SURGEY ST, MERBEIN, VIC 3505**

 2  1  4

**Sale Price**

**\$115,000**

Sale Date: 02/12/2016

Distance from Property: 319m



**20 OBRYAN ST, MERBEIN, VIC 3505**

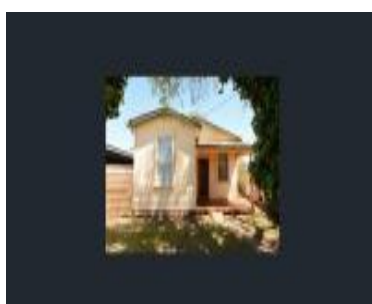
 2  1  4

**Sale Price**

**\$85,000**

Sale Date: 02/12/2016

Distance from Property: 699m



**9 PARK ST, MERBEIN, VIC 3505**

 2  1  1

**Sale Price**

**\$96,500**

Sale Date: 26/11/2016

Distance from Property: 1.2km



This report has been compiled on 02/08/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

3 SMITH STREET, MERBEIN, VIC 3505

Indicative selling price

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

Single Price:

124,500

Median sale price

Median price

\$198,000

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
6 SURGEY ST, MERBEIN, VIC 3505	\$115,000	02/12/2016
20 OBRYAN ST, MERBEIN, VIC 3505	\$85,000	02/12/2016
9 PARK ST, MERBEIN, VIC 3505	\$96,500	26/11/2016