



# STATEMENT OF INFORMATION

42 COWANNA AVENUE S, MERBEIN SOUTH, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**42 COWANNA AVENUE S, MERBEIN**

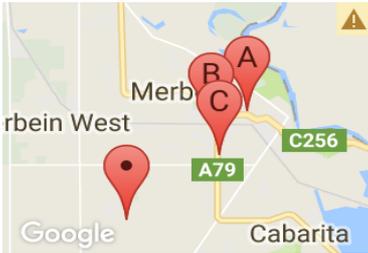
 3  2  6

Indicative Selling Price

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

Price Range: **\$245,000 to \$269,000**

## MEDIAN SALE PRICE



**MERBEIN SOUTH, VIC, 3505**

Suburb Median Sale Price (House)

**\$222,500**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**76 CHAFFEY ST, MERBEIN, VIC 3505**

 3  2  2

Sale Price

**\$257,500**

Sale Date: 23/10/2017

Distance from Property: 4.6km



**227 CHANNEL RD, MERBEIN, VIC 3505**

 3  2  2

Sale Price

**\$305,000**

Sale Date: 16/08/2017

Distance from Property: 3.6km



**58 MAIN AVE, MERBEIN, VIC 3505**

 3  2  2

Sale Price

**\$255,000**

Sale Date: 19/09/2016

Distance from Property: 3.2km



This report has been compiled on 06/06/2018 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

42 COWANNA AVENUE S, MERBEIN SOUTH, VIC 3505

### Indicative selling price

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

Price Range: \$245,000 to \$269,000

### Median sale price

Median price \$222,500

House

Unit

Suburb

MERBEIN SOUTH

Period 01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
76 CHAFFEY ST, MERBEIN, VIC 3505	\$257,500	23/10/2017
227 CHANNEL RD, MERBEIN, VIC 3505	\$305,000	16/08/2017
58 MAIN AVE, MERBEIN, VIC 3505	\$255,000	19/09/2016