

# STATEMENT OF INFORMATION

61 SEVENTH STREET, MERBEIN SOUTH, VIC 3505 PREPARED BY MILDURA & DISTRICT REAL ESTATE



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 61 SEVENTH STREET, MERBEIN SOUTH, 🕮 3 🕒 2 🚓 2







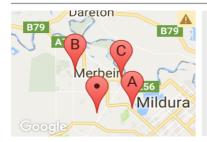
**Indicative Selling Price** 

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

Price Range:

\$485,000 to \$515,000

### **MEDIAN SALE PRICE**



## **MERBEIN SOUTH, VIC, 3505**

**Suburb Median Sale Price (House)** 

\$128,500

01 October 2016 to 30 September 2017

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.



11 ST ANDREWS DR, CABARITA, VIC 3505







Sale Price

\$450,000

Sale Date: 13/08/2016

Distance from Property: 3.9km





357 PASCHENDALE AVE, MERBEIN, VIC 3505









Sale Price

\$360,000

Sale Date: 16/07/2016

Distance from Property: 5.6km





14 LAUREN CRT, MERBEIN, VIC 3505







Sale Price

\$355,000

Sale Date: 25/05/2016

Distance from Property: 5km



# 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	61 SEVENTH STREET, MERBEIN SOUTH, VIC 3505
---	--

### Indicative selling price

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

Price Range: \$485,000 to \$515,000

### Median sale price

Median price	\$128,500	House X	Unit	Suburb	MERBEIN SOUTH	
Period	01 October 2016 to 30 September 2017		Source		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
11 ST ANDREWS DR, CABARITA, VIC 3505	\$450,000	13/08/2016
357 PASCHENDALE AVE, MERBEIN, VIC 3505	\$360,000	16/07/2016
14 LAUREN CRT, MERBEIN, VIC 3505	\$355,000	25/05/2016

