



# 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](http://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: 

## 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**

 3  2  2

**Sale Price**

**\$450,000**

Sale Date: 13/08/2016

Distance from Property: 3.9km



**357 PASCHENDALE AVE, MERBEIN, VIC 3505**

 3  2  2

**Sale Price**

**\$360,000**

Sale Date: 16/07/2016

Distance from Property: 5.6km



**14 LAUREN CRT, MERBEIN, VIC 3505**

 3  2  2

**Sale Price**

**\$355,000**

Sale Date: 25/05/2016

Distance from Property: 5km



This report has been compiled on 02/10/2017 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

61 SEVENTH STREET, 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:

\$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



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