



STATEMENT OF INFORMATION

81 CHAFFEY PARK DRIVE, MERBEIN, VIC 3505

PREPARED BY JO PILKINGTON , MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



81 CHAFFEY PARK DRIVE, MERBEIN, VIC  3  1  2

Indicative Selling Price

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

Price Range: 235,000 to 255,000

Provided by: Laura, Mildura & District Real Estate

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$194,000

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.



3 MEREBIN CRT, MERBEIN, VIC 3505  3  2  2

Sale Price

\$225,000

Sale Date: 03/04/2017

Distance from Property: 1.2km



88 CHAFFEY ST, MERBEIN, VIC 3505  3  2  2

Sale Price

\$235,000

Sale Date: 02/02/2017

Distance from Property: 402m



58 MAIN AVE, MERBEIN, VIC 3505  3  2  2

Sale Price

\$255,000

Sale Date: 19/09/2016

Distance from Property: 1.5km



This report has been compiled on 05/07/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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15 CUPPER GR, MERBEIN, VIC 3505

 **3**  **1**  **2**

Sale Price

\$230,000

Sale Date: 17/02/2016

Distance from Property: 508m



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

81 CHAFFEY PARK DRIVE, MERBEIN, VIC 3505

Indicative selling price

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Price Range:

235,000 to 255,000

Median sale price

Median price

\$194,000

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
3 MEREBIN CRT, MERBEIN, VIC 3505	\$225,000	03/04/2017
88 CHAFFEY ST, MERBEIN, VIC 3505	\$235,000	02/02/2017
58 MAIN AVE, MERBEIN, VIC 3505	\$255,000	19/09/2016
15 CUPPER GR, MERBEIN, VIC 3505	\$230,000	17/02/2016