



STATEMENT OF INFORMATION

129 GAME STREET, MERBEIN, VIC 3505

PREPARED BY JO PILKINGTON, MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



129 GAME STREET, MERBEIN, VIC 3505



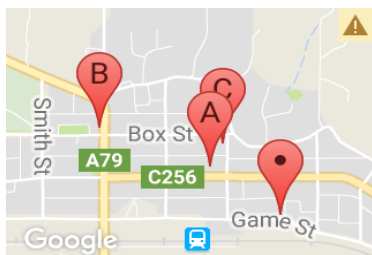
Indicative Selling Price

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

Price Range: \$127,000 to \$139,000

Provided by: Jo Pilkington, 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: **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.



117 COMMERCIAL ST, MERBEIN, VIC 3505



Sale Price

\$137,500

Sale Date: 23/02/2016

Distance from Property: 301m



21 MAIN AVE, MERBEIN, VIC 3505



Sale Price

\$120,000

Sale Date: 26/04/2016

Distance from Property: 701m



5 OBRYAN ST, MERBEIN, VIC 3505



Sale Price

\$117,500

Sale Date: 29/04/2016

Distance from Property: 331m



This report has been compiled on 26/07/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - 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

129 GAME STREET, MERBEIN, VIC 3505

Indicative selling price

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

Price Range:

\$127,000 to \$139,000

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
117 COMMERCIAL ST, MERBEIN, VIC 3505	\$137,500	23/02/2016
21 MAIN AVE, MERBEIN, VIC 3505	\$120,000	26/04/2016
5 OBRYAN ST, MERBEIN, VIC 3505	\$117,500	29/04/2016