



STATEMENT OF INFORMATION

11 RAILWAY AVENUE, MERBEIN, VIC 3505

PREPARED BY JO PILKINGTON, MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 RAILWAY AVENUE, MERBEIN, VIC 3505  3  1  2

Indicative Selling Price

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

Price Range: \$195,000 to \$214,500

Provided by: Jo Pilkington, Mildura & District Real Estate

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$199,000

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.



25 RIVER AVE, MERBEIN, VIC 3505

 3  1  2

Sale Price

\$175,000

Sale Date: 20/09/2016

Distance from Property: 1.7km



128 FIFTH ST, MERBEIN, VIC 3505

 3  1  2

Sale Price

\$258,000

Sale Date: 20/08/2016

Distance from Property: 1.8km



92 CHAFFEY ST, MERBEIN, VIC 3505

 3  1  1

Sale Price

\$217,500

Sale Date: 13/08/2016

Distance from Property: 816m



This report has been compiled on 14/08/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

11 RAILWAY AVENUE, MERBEIN, VIC 3505

Indicative selling price

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

Price Range:

\$195,000 to \$214,500

Median sale price

Median price

\$199,000

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
25 RIVER AVE, MERBEIN, VIC 3505	\$175,000	20/09/2016
128 FIFTH ST, MERBEIN, VIC 3505	\$258,000	20/08/2016
92 CHAFFEY ST, MERBEIN, VIC 3505	\$217,500	13/08/2016