



STATEMENT OF INFORMATION

30 BOX STREET, MERBEIN, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 BOX STREET, MERBEIN, VIC 3505

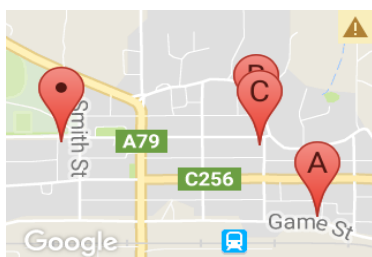
 2  1  1

Indicative Selling Price

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

Price Range: \$190,000 to \$210,000

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$200,500

01 January 2017 to 31 December 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.



129 GAME ST, MERBEIN, VIC 3505

 2  1  1

Sale Price

\$135,000

Sale Date: 04/08/2017

Distance from Property: 919m



75 BOX ST, MERBEIN, VIC 3505

 2  1  1

Sale Price

\$133,500

Sale Date: 23/06/2017

Distance from Property: 668m



5 OBRYAN ST, MERBEIN, VIC 3505

 2  1  1

Sale Price

\$117,500

Sale Date: 29/04/2016

Distance from Property: 676m



This report has been compiled on 19/03/2018 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2018 - 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

30 BOX STREET, MERBEIN, VIC 3505

Indicative selling price

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

Price Range:

\$190,000 to \$210,000

Median sale price

Median price

\$200,500

House

X

Unit

Suburb

MERBEIN

Period

01 January 2017 to 31 December 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
129 GAME ST, MERBEIN, VIC 3505	\$135,000	04/08/2017
75 BOX ST, MERBEIN, VIC 3505	\$133,500	23/06/2017
5 OBRYAN ST, MERBEIN, VIC 3505	\$117,500	29/04/2016