

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

81 Chaffey Park Drive, Merbein VIC 3505

Indicative selling price

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

range between \$350,000 & \$385,000

Median sale price

Median price

\$302,500

Property type

House

Suburb

Mildura

Period - From

1 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales

A 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
1 12 Chaffey Street, Merbein VIC 3505	\$360,000	10/11/2023
2 9 Smith Street, Merbein VIC 3505	\$365,000	05/02/2024
3 15 Commercial Street, Merbein VIC 3505	\$385,000	24/07/2023

This Statement of Information was prepared on: 15 April 2024