



STATEMENT OF INFORMATION

49 WELLS DRIVE, MERBEIN, VIC 3505

PREPARED BY ROGER WALDER , MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 WELLS DRIVE, MERBEIN, VIC 3505

 4  3  2

Indicative Selling Price

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

Single Price: 375,000

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: 

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.



143 COWANNA AVE, MERBEIN, VIC 3505

 4  3  2

Sale Price

\$310,000

Sale Date: 05/07/2016

Distance from Property: 4.6km



121 GAME ST, MERBEIN, VIC 3505

 4  2  2

Sale Price

\$300,000

Sale Date: 13/04/2016

Distance from Property: 1km



45 CHAFFEY ST, MERBEIN, VIC 3505

 5  2  1

Sale Price

\$310,000

Sale Date: 10/02/2016

Distance from Property: 1.5km



This report has been compiled on 06/07/2017 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

49 WELLS DRIVE, MERBEIN, VIC 3505

Indicative selling price

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Single Price:

375,000

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
143 COWANNA AVE, MERBEIN, VIC 3505	\$310,000	05/07/2016
121 GAME ST, MERBEIN, VIC 3505	\$300,000	13/04/2016
45 CHAFFEY ST, MERBEIN, VIC 3505	\$310,000	10/02/2016